

809/19 Marcus Clarke Street, City, ACT 2601

CapitalResidential

Apartment For Sale

Thursday, 15 February 2024

809/19 Marcus Clarke Street, City, ACT 2601

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 127 m2

Type: Apartment



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Auction

Designed by World renowned architects Fender Katsalidis, "The ApARTments" at NewActon South is the benchmark apartment building in the National Capital. Fender Katsalidis is widely celebrated for Melbourne's Eureka Tower and Hobart's famed MONA (Museum of Old and New Art). Welcome to apartment 809/19 Marcus Clarke Street and the ultimate Inner City lifestyle in Canberra's highly desired NewActon Arts Precinct. Perched on the 8th floor of this iconic building you will enjoy uninterrupted views across Lake Burley Griffin and the Brindabella Ranges from almost every room. Befitting the location, this apartment is finished to the highest standards with feature inclusions including high ceilings, double glazed doors and windows. Floor to ceiling doors and windows, engineered timber flooring and L.E.D lighting throughout. The well appointed kitchen features Miele appliances including an induction cooktop and an integrated dishwasher. The kitchen is adjoined with Italian marble highlights including a splashback and 40mm waterfall Caesar stone benchtops. The kitchen overlooks the spacious open plan living and dining room, which opens seamlessly to the private and weather protected balcony which enjoys the most stunning backdrop of sweeping views across Lake Burley Griffin, the Brindabella Ranges and many of Canberra's famous landmarks. Also overlooking the lake, the master bedroom features full-length, double-glazed windows, a walk-through robe leading to a palatial ensuite featuring custom double sinks, a generous vanity, Italian marble features, a deep-set bath and a separate shower with a rainfall shower head. The second bedroom has a private balcony, room to accommodate a study nook & a walk-through robe to the two-way (ensuite style) main bathroom. The main bathroom has been fitted with the same quality fixtures & fittings as the ensuite and offers a custom vanity, double sinks, a large shower and toilet. The 3rd bedroom, currently used as a study, is generous in size and has space for a queen bed and built-in robes. With windows on 3 sides, it offers some of the most spectacular views you could ask for and makes for a gloriously unique work from home or creative space. There is a separate laundry off the kitchen which could double as a sudo butlers pantry. The car accommodation consists of two secure side by side car spaces, adjacent to the lifts, plus a generous storage cage. You will feel secure knowing the building has excellent security throughout and a building manager onsite Monday to Friday. The beautiful facade of the building is mirrored by the stylish interiors of exposed concrete ceilings, marble splashback in the kitchen & parallel timber feature walls on the fully covered balcony. The development offers a fully equipped gymnasium and two Sky-Gardens on level 4. You will be impressed with this apartment so an inspection is highly recommended. Property features: -Level 8 and shares only 3 apartments on the floor -Pet friendly complex with an engaged and vibrant community and an active executive committee -Large open plan living room featuring high exposed concrete ceilings -Covered balcony with panoramic views across Lake Burley Griffin and many of Canberra's landmarks -New hybrid timber Blue Gum flooring throughout -New LED lighting throughout -Freshly painted throughout -High ceilings -Double glazed windows & doors -Luxury kitchen with marble highlights and a marble splash back -40mm waterfall stone benchtops -Miele appliances, including induction cooktop and built in dishwasher -The 3 generously sized bedrooms all with built-in robes -A private second balcony off bedroom 2 with amazing views -Ensuite bathroom boasts a custom made double vanity, marble highlights and a separate shower and bathtub -Separate laundry room, which doubles as a butlers pantry -Dual zoned ducted heating & cooling systems (electric) -Bathroom & ensuite with modern fittings & floor to ceiling tiling -2 allocated side by side car spaces beside the lift & a generous storage cage with a custom made lining -There are 2 'Sky Gardens' located on level 4 with BBQ facilities. One facing North towards ANU and Civic & the other overlooking Lake Burley Griffin to the South -Fully equipped gym on ground level -Full time building manager on site (Monday to Friday) -Hobby/workshop room located in basement -Specially commissioned murals inside lift shafts -Garbage chute on each level -NBN installed -CCTV cameras around complex for enhanced security -Allocated bike storage racks in the basement and a designated bike room -Vacant possession and immediate occupation available

Property size: Internal living area: 127 sqm Balcony: 9sqm + 3sqm = Total of 12 sqm
Body Corporate: \$10,220 P.A. Rates: \$2,056 P.A. Water Rates: \$744 P.A. Energy efficiency rating: 6.0
Name of development: The ApARTments
Developer: Molonglo Group
Strata manager: Gradys Strata Management
Units plan number: 3488
Number of units in complex: 186
Year of construction: 2010
Last sold: 2022 (\$1,220,000)
Comparable sales

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|------------------------------------|-------------|
| 809/19 Marcus Clarke Street, City | \$1,220,000 |
| 1008/19 Marcus Clarke Street, City | \$1,230,000 |
| 708/19 Marcus Clarke Street, City | \$1,270,000 |
| 1208/19 Marcus Clarke Street, City | \$1,275,000 |
| 811/19 Marcus Clarke Street, City | \$1,385,000 |
| 611/19 Marcus Clarke Street, City | \$1,408,000 |
| 501/21 Marcus Clarke Street, City | \$1,430,000 |
| 911/19 Marcus Clarke Street, City | \$1,460,000 |