

82/44 Macquarie Street, Barton, ACT 2600

Francis

Apartment For Sale

Thursday, 10 August 2023

82/44 Macquarie Street, Barton, ACT 2600

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 60 m2

Type: Apartment



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\$560,000

Private inspections welcome over the Christmas break, please submit an enquiry! Welcome to this modern and stylish apartment located in the heart of Barton. Situated on Level 6 (Top floor) of 82/44 Macquarie Street, this property offers a convenient and luxurious lifestyle. Featuring one spacious bedroom and a sleek bathroom, this apartment is perfect for individuals or couples looking for a comfortable living space. The open-plan design seamlessly combines the living, dining, and kitchen areas, creating a bright and airy atmosphere. The kitchen is equipped with high-quality appliances and ample storage space, making it a joy to cook and entertain in. The living area opens up to a 19m² private balcony, providing a tranquil space to relax and enjoy the surrounding views. With a garage space included, parking will never be an issue. The building area spans 60sqm, offering plenty of room for comfortable living. Constructed in 2018, this property showcases modern finishes and contemporary design elements. Located in the sought-after suburb of Barton, residents will enjoy easy access to a range of amenities, including cafes, restaurants, and shops. The property is also within close proximity to popular attractions such as Lake Burley Griffin and Parliament House. The price guide for this stunning apartment is \$565,000-\$575,000. Don't miss out on the opportunity to own this stylish and conveniently located property. Contact us today to arrange a viewing and secure your future in this desirable location.

Key features and inclusions

- 60m² internal living (approx)
- 19m² balcony (approx)
- Double glazed windows/doors throughout
- New carpets throughout
- Repainted throughout
- Full height sliding doors to balcony
- 2.7 metre high ceilings
- Blockout roller blinds throughout
- A/C condenser located on roof (not on balcony)
- Mirrored & Colour back glass wardrobe
- LED Downlights throughout
- NBN ready / pre wired

Kitchen features:

- Caesarstone benchtops
- AEG cooktop
- AEG oven
- AEG integrated microwave
- AEG full size semi-integrated dishwasher
- Grohe tapware
- Externally ducted rangehood

Bathroom features:

- Full height bathroom tiling
- Wall mount mirrored shaving cabinet
- Wall mount vanity with cupboards
- Villeroy & Boch toilet suite
- Grohe tapware and bathroom accessories
- Externally ducted exhaust fan

Other features:

- European style cupboard laundry
- Under sink storage
- Electrolux 7kg front load condenser dryer

Rental potential:

- \$560 to \$580 / week unfurnished
- ~\$650 / week fully furnished

Outgoings:

- Body Corp approx. \$718.20 / quarter
- Rates approx. \$1,854.12 / annum (2022)
- Land Tax approx. \$2,186.32 (2022)(only if rented)
- Water & Sewerage \$175.56 / quarter