

**85/32 Blackall St, Barton, ACT 2600**

**Francis**

**Sold Apartment**

Monday, 14 August 2023

85/32 Blackall St, Barton, ACT 2600

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Jeremy Francis

0261476000

**\$850,000**

With a secure long term lease in place until January 2026 this property would be hard to pass for any serious investor. There is no guess work with your return, it's currently \$765 / week unfurnished, increasing annually with CPI. Private inspections are available with a couple days notice. This spacious two bedroom apartment with a sunny north-east picturesque outlook, offers the chance to move into the tightly held "Governor Place" complex, located just a short stroll to the luscious Telopea Park, Kingston Foreshore and the Kingston or Manuka shopping precincts. Governor Place is a mixed-use precinct with luxurious apartment living within a relaxed urbane environment, which is sure to add to the ambience. Of significant note is the expansive balcony and lush interior, offering a quality finish with luxurious carpet, premium tiling and solid stone benchtops. The kitchen is adorned with German made AEG appliances, providing the very best in performance and complimented by high end fittings from Grohe. To finish off there are two well sized bedrooms that are light and airy, as well some generous internal living space. General features: • 90m<sup>2</sup> internal living • 30m<sup>2</sup> balcony • Double glazed windows/doors throughout • Full height sliding doors to balcony • 2.7 metre high ceilings • Motorized roller blinds • 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 / Ensuite 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 • Front load condenser dryer Outgoings: Body Corporate \$1,277.22 / quarter (2022) Rates \$2,258.41 / annum (2022) Land Tax \$2,673.35 / annum (2022, only if rented) Water & Sewerage \$175.56 / quarter