

**9/45 Blackall Street, Barton, ACT 2600**



**Apartment For Sale**

Thursday, 11 January 2024

9/45 Blackall Street, Barton, ACT 2600

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 88 m2**

**Type: Apartment**



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**\$935,000**

A gorgeous ground floor apartment with expansive courtyard set in the established grounds of Landmark apartments Barton. Packed with features this property boasts east facing living areas, an enormous 69m<sup>2</sup> courtyard for entertaining, large U shaped kitchen with loads of bench space, segregated and spacious bedrooms (ensuite to main) as well as a restricted access basement with 2 car parking spaces plus storage. Barton was established in 1922 named after our first Prime Minister Sir Edmund Barton, housing some of Canberra's most iconic buildings including the Heritage Listed Brassey and Kurrajong Hotels, Edmund Barton Building. Similarly Barton today also hosts some of Canberra's most popular and modern lifestyle attractions such as the Governor Place precinct including supermarket and the ever popular Realm Precinct with the Ostani Bar, Chairman & Yip as well as Lilotang Restaurants. An enviable lifestyle is on your doorstep as the Landmark is next to Bowen Park and Lake Burley Griffin, take a walk through Telopea Park or the National Rose Gardens of Parliament House, see what's on at the National Gallery of Australia, catch up with friends at the Kingston Foreshore or newly revamped cafe's in Kingston's Green Square. You can do some retail therapy in the boutiques Manuka is famous for and of course being in the Parliamentary Triangle some of Canberra's best schools are available within the Inner South.

**General Features**

- 88m<sup>2</sup> internal living
- 69m<sup>2</sup> balcony with lake views
- 2.7 meter internal ceiling clearance
- Ducted RCAC (no condensor on balcony)
- Newly replaced air conditioning unit
- Security screen doors to courtyard
- Fabric blackout curtains to living & bedrooms
- Bedroom and Living room access to balcony
- Audio video intercom access

**Kitchen features:**

- 40mm Granite benches to Kitchen
- Smeg Dishwasher, Smeg Oven & Cooktop
- Additional overhead storage

**Bathroom / Ensuite features:**

- Full height bathroom tiling
- Marble bench
- Undermount vanity

**Other features:**

- European cupboard laundry
- Wall mount front load dryer
- Additional storage space

**Development features**

- Development has a fully equipped Gymnasium
- Expansive common grounds with established gardens
- Multiple barbeque and picnic areas
- Basement Motorcycle and Bicycle parking available

**Rental appraisal ~ \$800 / week Outgoings**

- Body Corporate \$5,734.90 annual (2023)
- Rates \$3,589.62 annual (2023)
- Land Tax \$4,436.39 annual (2023) \*only if rented
- Water & Sewerage ~\$178 / quarter (2023)