

**1010/19 Marcus Clarke Street, City, ACT 2601**

CapitalResidential

**Apartment For Sale**

Friday, 5 July 2024

1010/19 Marcus Clarke Street, City, ACT 2601

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Type: Apartment**



Cory McPherson  
0261733000

## Auction

**\*\*PLEASE NOTE: A CONTRACT WILL NOT BE ISSUED PRIOR TO AN INSPECTION OF THE PROPERTY\*\***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 1010/19 Marcus Clarke Street and the ultimate Inner City lifestyle. It is perched on the 10th floor of this iconic building and boasts one of the most prized floorplans in the development with approx 138 sqm of living area.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 Caesarstone benchtops. The open plan living area is adjoined with natural light via the walls of floor to ceiling double glazed doors and windows. The sense of space is emphasised by the high sculpted ceilings. The living area opens to a 18 sqm wrap-around balcony which enjoys a lovely outlook from Black mountain over the Australian National University grounds, the Shine Dome, Canberra City and the coastal ranges.The accommodation consists of three bedrooms, two of which feature palatial ensuite bathrooms. Every bedroom has outstanding storage, and the third bedroom in particular is enormous and could even be utilised as a second living area. In addition, there is a separate guest bathroom.Other features include great storage, two independent ducted reverse cycle systems, secure undercover parking spaces for two vehicles, a generous storage cage and a shared floor with only three other premium apartments.The beautiful facade of the building is mirrored by the stylish interiors, which include permanent art installations, including in the six high speed lift shafts. The development offers a fully equipped gymnasium and two Sky-Gardens on level 4. The NewActon Art precinct is sandwiched between the picturesque West Basin of Lake Burley Griffin and the gorgeous grounds of the Australian National University. An inspection of this outstanding apartment is highly recommended.**Property features:**• Currently leased for \$920 per week until 20 October 2024• Designed by Fender Katsalidis Architects• Positioned in the NewActon Arts Precinct• Outstanding north facing outlook• Floor to ceiling double glazed windows and doors• Dimmable LED lighting in the living area• Quality kitchen with Miele appliances, 40mm stone benchtops and an exquisite Italian Marble splashback• Three generous bedrooms• The master suite features an ensuite which boasts a custom made double vanity, Italian marble highlights, floor to ceiling tiling and a separate shower and bathtub• Bedroom two also features an ensuite bathroom and in addition there is a third guest bathroom. • Dual zoned ducted heating & cooling systems (electric)• European style laundry• New Carpets• Quality window treatments throughout• Two independent ducted reverse cycle air conditioning units• Specially commissioned murals inside the lift shafts and art installations throughout the common areas of the building. • There are 2 'Sky Gardens' located on level 4 .One facing North towards ANU and Civic & the other overlooking Lake Burley Griffin to the South with BBQ facilities. • Fully equipped gym on ground level• Full time building manager on site (Monday to Friday)• Pet friendly complex with an engaged and vibrant community and an active executive committee• Hobby/workshop room located in basement• Garbage chute on each level• NBN installed• CCTV cameras and a secure entry into the complex for enhanced security• Allocated bike storage racks in the basement and a designated bike room• Two secure parking spaces with a lockup storage cage on Level B1 mezzanine**The Location:**• Directly across from Lake Burley Griffin - just 2-minute walk over the pedestrian bridge to the lake foreshore• Just a short walk to Civic, ANU & Canberra Theatre• Located in the award-winning New Acton precinct with a wide variety of bars, cafes, restaurants & clubs including Palace Cinema & Monster Bar in the Nishi building• Scenic walk or short drive to Parliament House, Questacon, The National Gallery of Australia & The National Library**Property size:**138 sqm living18 sqm balcony**Body Corporate:**\$14,225.8 P.A**Rates:**approx \$2,080.30 P.A **Lease details:**\$920 per week until 20 October 2024**Energy efficiency rating:**6.0**Year of construction:**2010**Name of development:** The ApARTments**Developer:** Molonglo Group**Strata manager:** Gradys Strata Management**Units plan number:** 3488**Number of units in complex:** 186**Comparable sales**

Address	Date	Price
911/19 Marcus Clarke Street, City	Jan 2023	\$1,460,000
501/21 Marcus Clarke Street, City	Feb 2024	\$1,430,000
611/19 Marcus Clarke Street, City	Oct 2022	\$1,408,000
811/19 Marcus Clarke Street, City	Nov 2022	\$1,385,000
809/19 Marcus Clarke Street, City	Feb 2024	\$1,300,000
1208/19 Marcus Clarke Street, City	Nov 2023	\$1,275,000
708/19 Marcus Clarke Street, City	Aug 2023	\$1,270,000
1302/19 Marcus Clarke Street, City	Jan 2023	\$1,250,000
1008/19 Marcus Clarke Street, City	Jan 2023	\$1,230,000
809/19 Marcus Clarke Street, City	Oct 2022	\$1,220,000