

**1402/19 Marcus Clarke St, City, ACT, 2601**

CapitalResidential

## **Apartment For Sale**

Thursday, 18 July 2024

1402/19 Marcus Clarke St, City, ACT, 2601

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Cory McPherson

## Views, quality, location, lifestyle (2 beds plus a study)

**\*\*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 1402/19 Marcus Clarke Street and the ultimate Inner City lifestyle, perched on the 14th floor of this iconic building,

Upon entry to the apartment, you are greeted with one of the most breathtaking views of any residential property in the ACT. The spacious open plan living area features walls of floor to ceiling double-glazed picture windows, which allows for a wonderful transfer of natural light and spectacular panoramic views of many of Canberra's landmarks, from Black Mountain, across Lake Burley Griffin, the National Arboretum, the National Museum of Australia, Parliament House, the Carillon, Russell Offices, and beyond. The living area opens to an entertaining terrace, ideal for standing and sipping on an evening cocktail whilst watching one of nature's glorious sunsets.

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 accommodation consists of two generous bedrooms, both of which open to the terrace. A better place to enjoy your morning coffee and breakfast is going to be hard to find. The master suite features a walk-through robe and a palatial ensuite bathroom with a separate shower, bath tub, double basins, and a separate toilet. In addition, there is an open study with built in cabinetry, which is ideal for a home office or a reading room/ library.

Other features include high sculpted ceilings, great storage, a European style laundry, two independent ducted reverse cycle systems, and secure undercover side by side parking for two vehicles with a generous storage cage.

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:

- Designed by Fender Katsalidis Architects
- Positioned in the NewActon Arts Precinct
- Outstanding views of Canberra landmarks and the Brindabella Ranges
- Floor to ceiling double glazed windows and doors
- Quality kitchen with Miele appliances, 40mm stone benchtops and an exquisite ItalianMarble splashback
- Two generous bedrooms
- The ensuite bathroom boasts a custom made double vanity, Italian marble highlights, floor to ceiling tiling and a separate shower and bathtub
- Dual zoned ducted heating & cooling systems (electric)
- The master suite enjoys a large and luxurious ensuite with double vanity and a separate bath
- A generous study nook with custom furniture
- European style laundry
- 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
- Vacant possession and immediate occupation available
- Two side by side parking spaces directly opposite the lift on level B2 with a lockup storage cage

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:

113 sqm Living

8 qm Balcony

Body Corporate:

\$13,072.2 P.A

Rates:

\$2,123.52 P.A

Energy efficiency rating:

4.5

Year of construction:

2010

Name of development: The ApARTments

Developer: Molonglo Group

Strata manager: Grady's Strata Management

Units plan number: 3488

Number of units in complex: 186

Comparable sales [?](#) [?](#) 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 (same floor plan)

1008/19 Marcus Clarke Street, City Jan 2023 [?](#) \$1,230,000

809/19 Marcus Clarke Street, City Oct 2022 [?](#) \$1,220,000

