

142/46 Macquarie Street, Barton, ACT 2600

Apartment For Sale

Sunday, 23 June 2024



142/46 Macquarie Street, Barton, ACT 2600

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 81 m2

Type: Apartment



Anthony McCormack
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Auction

Buyer's Guide - Comparable sales starting around \$700,000 Situated in the highly sought after Governor Place development, this modern apartment sets the benchmark for high quality and low maintenance living in the heart of Barton. Stroll to local cafes, nearby government departments, Lake Burley Griffin, and all the lifestyle amenities on offer.

FEATURES

- Executive apartment in the Governor Place complex
- Located on the 4th floor with lift access
- Walking distance to Kingston, Manuka, the Parliamentary Triangle, local cafes and Barton Grocer, and Lake Burley Griffin
- Light-filled open plan living and dining area
- Good sized balcony with view to Mt Ainslie
- Modern kitchen with stone benchtops, electric appliances and good storage
- Main bedroom with large built-in wardrobe, ensuite, and access to balcony
- Second bedroom with built-in wardrobe
- Main bathroom with European laundry
- Ducted reverse cycle heating and cooling
- Ceiling fans in both bedrooms
- Double glazing throughout
- Single secure basement car park and storage cage
- Complex with private communal garden and BBQ area
- NBN ready

WHAT THE SELLERS LOVE ABOUT THE HOME

1. Quiet but with access to the best spots in Canberra, from lake walks to great coffee and restaurants.
2. Warm in the winter and cool in the summer, with no maintenance.
3. Easy access to transport and short commutes to anywhere.
4. The huge wardrobe in the main bedroom!

STATISTICS (all figures are approximate)

EER: 6.0
Living Area: 81m²
Balcony: 12m²
Construction: 2015
Rates: \$529 per quarter
Land Tax: \$640 per quarter (only applicable if not primary residence)
Strata Levies: \$1,644 per quarter (admin + sinking fund)
Homes in Complex: 176
Rental Estimate: \$650 - \$670 per week