

1506/2 Marcus Clarke Street, City, ACT 2601

BLACKSHAW

Apartment For Sale

Saturday, 29 June 2024

1506/2 Marcus Clarke Street, City, ACT 2601

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 78 m2

Type: Apartment



Campbell Jones
0262952433

\$479,000+

Ready to occupy with the hard work already done, this fresh two bedroom apartment located in the conveniently positioned and amenity rich "Capital Tower", makes for an astute purchase. With new carpet & paint and being offered with vacant possession, the choice is yours, call the City home or make the most of the popular location driving good yields as an investment. Unlike newer apartments, the living proportions are generous with large north facing windows capturing incredible amounts of natural light and showcasing City views. Enjoy warm mornings from the balcony or visit any one of the coffee shops only a very short walk away. Both bedrooms also face north with built in robes and roller blinds. The kitchen features a raised oven, electric cooktop, dishwasher, pantry, microwave and serving window. A European laundry fitted with a dryer sits neatly in the bathroom with a shower over bath plus large linen cupboard for added storage. Being located within the "Capital Tower", you have the unique choice of living in the apartment, renting privately or utilizing the "BreakFree Scheme" operated by Accor Hotels. This allows the unit to be used as a serviced apartment managed by Accor Hotels providing you with good returns and a real set and forget investment.

Features:

- North facing 15th floor apartment
- Brand new carpet and paint
- Convenient City locale
- Complex amenities such as pool, sauna, two tennis courts, gym, squash court
- Balcony
- Built in robes to both bedrooms
- Kitchen with raised oven, electric cooktop, microwave, pantry, dishwasher
- Laundry with dryer
- Heating & cooling usage included in strata levy
- Video intercom
- Allocated basement parking spot
- Concierge desk
- Linen cupboard
- Close to light rail stage 2A, currently under construction
- Roller blinds throughout

Living size: 78.5sqm* Balcony size: 5sqm* Strata levy: \$2,707.61pq* (Heating & cooling usage included) Rates: \$627pq* Land Tax: \$766pq* (Applicable if not primary place of residence)*approx.