

16/41 Blackall St, Barton, ACT, 2600

Francis

Apartment For Sale

Friday, 20 September 2024

16/41 Blackall St, Barton, ACT, 2600

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment

Oversized and North Facing!

Perfectly positioned over the landscaped grounds of the Landmark and the gorgeous grounds of Charles Sturt University, this impeccably kept apartment affords one of the best outlooks available in Barton.

Packed with features this property boasts a massive 67m² of internal living, a large sunny balcony for entertaining, sizeable U shaped kitchen with loads of bench space perfect for entertaining with its open plan design.

There is a dedicated secure parking space (and storage cage) for the owner in the basement but there are also dedicated Motorcycle parking areas and a bicycle storage cage, both available to all owners. So, if you own a motorbike and a car there is no issue as you can park both and if you also have a bicycle you don't need to utilise your own storage area for it.

Barton was established in 1922 named after our first Prime Minister Sir Edmund Barton, and houses some of Canberra's most iconic buildings including the heritage-listed Brassey and Kurrajong Hotels, and the Edmund Barton Building. Today, Barton also hosts some of Canberra's most popular and modern lifestyle attractions such as the Governor Place precinct including the Barton Grocer and the ever-popular Realm Precinct featuring Ostani and Leyla bars, and Chairman & Yip Restaurant.

Governor Place is located close to Bowen Park and Lake Burley Griffin; take a walk-through Telopea Park or the National Rose Gardens of Old Parliament House, see what's on at the National Gallery of Australia, catch up with friends at the Kingston Foreshore or newly revamped cafes in Kingston's Green Square. Treat yourself to some retail therapy in the famous Manuka boutiques or pampering at the local HALE Spa, and of course being in-area for some of Canberra's best schools available within the Inner South.

Features

- 67m² internal living
- 13m² balcony with lake views
- Ducted RCAC (no condensor on balcony)
- Heavy Fabric blackout curtains
- Vertical sheer blinds
- Granite benches to Kitchen
- Smeg Dishwasher, Smeg Oven & Cooktop
- Full height bathroom tiling, Marble bench, undermount vanity
- Easterly aspect to living areas, bedroom & balcony
- Development has a fully equipped Gymnasium
- Basement Motorcycle and Bicycle parking available
- Rental appraisal \$580 - \$600 / week unfurnished

Outgoings

Body Corporate \$1,242.57 / quarter (2024)

Rates \$781.36 / quarter (2024)

Land Tax \$1,030.87 / quarter (2024) *only if rented

Water & Sewerage ~\$186.82 / quarter (2024)