

# 25/12 National Circuit, Barton, ACT 2600

## Apartment For Sale

Monday, 8 July 2024

25/12 National Circuit, Barton, ACT 2600

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



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**\$849,000+**

Situated on the first floor of 'The National' complex this spacious single level apartment is an absolute gem. It has eastern windows over the internal gardens and windows to the west over National Circuit and it is both private and quiet. The National perfectly positioned as it is within walking distance to Lake Burley Griffin, Manuka, Kingston and Parliament House. Stepping inside you will find a large living and dining area which is flanked by balconies on both ends. The kitchen has a generous amount of cupboards, bench space and a dishwasher. The property is extremely generous at 101m<sup>2</sup> internally and both bedrooms are nicely separated on either side of the property. The property would suit an investor as its currently rented on a month to month lease or an owner occupier looking for a spacious property in a fantastic location. Features:- Morning and afternoon sun- Spacious floorplan- Large bedrooms with robes - Two balconies - Storage cage- Reverse cycle heating & cooling- Great Inner South Location

Figure Summary (all approximate):- 101m<sup>2</sup> internally + 6m<sup>2</sup> & 10m<sup>2</sup> balconies - Body corporate fees: \$1,754 p.q.- General rates: \$606 p.q.- Water and Sewage: \$185 p.q.- Land tax (if rented): \$738 p.q.