

**28/1 Sydney Avenue, Barton, ACT 2600**

**Apartment For Sale**

Friday, 19 April 2024



28/1 Sydney Avenue, Barton, ACT 2600

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 112 m2**

**Type: Apartment**



Shane Killalea  
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## Awaiting Price Guide

Don't miss out on this remarkable opportunity! Nestled on the 6th floor within the highly regarded Realm precinct, this stylish and functional apartment is a true gem. This exceptional property offers approximately 107sqm of living (plus 12sqm covered external balcony) and occupying the northwest corner of the building, this apartment captures the essence of luxury living. Step inside and experience an abundance of natural light flooding the living and dining areas, which seamlessly extends to a large, tiled balcony with a pleasant green space outlook-perfect for year-round entertaining. The apartment features two bedrooms, including a master bedroom with walk-in robes and a generously sized ensuite. The second bedroom is also spacious, includes built-in robes and its own bathroom, ensuring comfort and convenience. Located in the prestigious suburb of Barton, this property is within walking distance to the Parliamentary Triangle, Lake Burley Griffin and many of Canberra's national monuments. Enjoy the convenience of being moments away from Telopea Park, Lake Burley Griffin, and the vibrant restaurant precincts of Kingston and Manuka. Additional features elevate this apartment to a new level: Exceptionally spacious living and dining areas Sleek stainless-steel kitchen with European appliances and induction cooktop Master bedroom features a spacious walk-in robe, providing ample storage and organisation space Ducted air conditioning and heating Two side-by-side car spaces in secure underground carpark Level lift to garage car spaces Underfloor heating in ensuite and main bathroom Study nook, ideal for working or studying from home Oversized shower in main bathroom Two secure storage cages for additional storage space Large balcony terrace overlooking green space and gardens Body Corporate fees \$2,355.10 pq