

**4/21 Brisbane Avenue, Barton, ACT, 2600**

LUTON

**Apartment For Sale**

Friday, 16 August 2024

4/21 Brisbane Avenue, Barton, ACT, 2600

**Bedrooms: 2**

**Bathrooms: 2**

**Type: Apartment**



Miriana Cavic  
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## Spacious single level ground floor apartment with entertainer's courtyard

Situated in the tightly held "The National" complex, this stunning, ground floor apartment is a rare gem in today's market. Open the front door to a space that oozes warmth and tranquillity, right in the heart of the prestigious, parliamentary triangle. The generous proportions and open plan layout, reflect design that's made for living in. The full-length glass sliding doors to the courtyard, bring the outside in, turning this beautiful apartment into an entertainer's delight. Take a seat in the warming sun and all you can see is the gardens and the beautiful foliage of the trees along Brisbane Avenue, it is truly beautiful. The galley style kitchen, with Bosch appliances, stone bench top and ample storage, will bring out your inner master chef. The bedrooms offer floor to ceiling, mirrored cupboard space and plenty of room to create your own nocturnal sanctuary. Lets not forget the generous ensuite, and main bathroom with a bathtub. Need a work space, the study is sized to suit. Secure underground car parking, right next to the apartment and a lockable storage cage, are just a few other additions to the apartments sizable appeal. This amazing apartment is both beautiful proportioned and appointed, its own private secure courtyard access, with ample off-street parking making it easy for family and guests to visit. It is so quiet, allowing you to relax and enjoy indoor and outdoor living all year round. You can enjoy all the benefits of this great home without the stress, pack your bags and travel, all you need is to close the door behind you. Located within the parliamentary triangle and set amongst some of the most influential buildings in the country. Within walking distance to Lake Burley Griffin, Kingston and Manuka shopping precincts and the Australian National Gallery. The location is so convenient you will find yourself leaving your car at home and walking everywhere. Features you will love:- Two bedrooms with built ins, main with ensuite- Galley kitchen with lots of bench space and storage with Bosch appliances- Separate study/office area- Ground floor single level living- Separate laundry off kitchen- Open plan living, dining and kitchen- Generous alfresco area - New carpets throughout- Freshly painted throughout- Secure complex- Full of light - north/west facing- Reverse cycle ducted air-conditioning throughout- Private secure access from courtyard- 1 secure basement car spaces with storage- Close to great public and private schools

Statistics: Rates: \$2,571 p/a (approx) Body Corporate: \$7,820 p/a (approx) Living area: 111m<sup>2</sup> Alfresco area: 36m<sup>2</sup> EER: 6