

75/44 Macquarie St, Barton, ACT, 2600

Francis

Apartment For Sale

Friday, 9 August 2024

75/44 Macquarie St, Barton, ACT, 2600

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Nathan Burraston

One of Barton' best one bedroom properties.

Perched on the top floor, this delightful property offers a myriad of views including Red Hill, Parliament House, some of the lake, and the heritage listed hotel Kurrajong.

With a generous 60m² design plus large 19m² balcony, and with no wasted space, this home will prove easy to furnish and spacious to live and entertain in alike.

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.

General features:

- 60m² living + 17m² balcony
- Double glazed windows/doors throughout
- Full height sliding doors to balcony
- Wool blend carpet meals, living and bedroom.
- 2.7 metre high ceilings
- Quality fabric blackout curtains
- Privacy wave sheer curtains
- A/C condenser located on roof (not on balcony)
- Mirrored & colour-back glass wardrobe
- LED Downlights throughout
- NBN ready / pre wired (FTTP)

Kitchen features:

- Caesarstone benchtops
- AEG 4 zone cooktop
- AEG oven
- AEG integrated microwave
- AEG full size semi-integrated dishwasher
- Grohe tapware
- Externally ducted rangehood

Bathroom features:

- Full height bathroom tiling
- Wall mount mirrored shaving cabinet
- Wall mount vanity
- Villeroy & Boch toilet suite
- Grohe tapware and bathroom accessories
- Externally ducted exhaust fan

Other features:

- Formal Laundry room
- Condenser dryer

Rental potential:

- \$560 to \$580 / week unfurnished
- \$600 to \$650 / week fully furnished

Outgoings:

Rates \$1,930.88 (2023)

Land Tax \$2,328.73 (2023, only if rented)

Water and Sewerage ~\$185 / quarter