

801/19 Marcus Clarke St, City, ACT, 2601

CapitalResidential

Apartment For Sale

Monday, 2 September 2024

801/19 Marcus Clarke St, City, ACT, 2601

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment

As new condition, iconic views and luxurious surrounds

****PLEASE NOTE: A CONTRACT WILL NOT BE ISSUED PRIOR TO AN INSPECTION OF THE PROPERTY****

Designed by award winning architecture firm Fender Katsalidis, this executive style 8th floor apartment offers the finest in living, and the most amazing panoramic views across Lake Burley Griffin, many of Canberra's iconic landmarks, the Brindabellas and the coastal mountain range. From the moment you step inside the building, the scene is set for this beautifully built development with its stunning lobby, striking artwork and overall feel being an absolute standout in the Canberra apartment world - you won't find better.

Beautifully presented and in impeccable condition throughout, this luxurious two-bedroom ensuite apartment not only enjoys an iconic outlook, but is positioned in an iconic location in the NewActon arts precinct. The open plan living and kitchen area flows directly from floor to ceiling double glazed doors to the private entertaining balcony with its breathtaking views. The superb kitchen boasts Miele appliances, Italian marble features, excellent storage and stone benchtops.

Both of the bedrooms have fabulous robes. The oversized master enjoys the luxury of an exquisite ensuite with a large bathtub and a separate shower with a waterfall shower head, walk-through robe and a Juliet balcony. The main bathroom is also simply exquisite and services the second bedroom and guests.

Complete with double glazed windows, quality window treatments, ducted reverse cycle air conditioning plus two secure side by side car spaces and a large storage cage.

The building itself is meticulously maintained with a full-time building manager, impeccably maintained lifts and hallways, glorious surrounds and classy features. You have the luxury of a brilliant fully equipped gym.

Positioned on the doorstep of fabulous restaurants and a short stroll to the world Class shopping at the Canberra Centre. The West basin of Lake Burley Griffin is about to be transformed into a waterfront entertaining hotspot. This is an opportunity not to be missed. This floor plan is rarely offered for sale.

Property features:

- .as new condition
- .stunning two bedroom ensuite apartment set on the 8th floor of 'The Apartments' complex - a rare offering
- .designed by award winning architect Fender Katsalidis
- .magical views across Lake Burley Griffin and beyond
- .brilliant development with high end inclusions not only in the apartment itself but throughout the complex
- .stunning lobby, impressive artwork and high end feel as you enter the building
- .luxurious living in a superb location
- .open plan kitchen, living and dining area
- .superb kitchen with marble highlights and Miele appliances that include an induction cooktop and a dishwasher
- .exquisite bathroom and ensuite
- .double glazed windows
- .ducted reverse cycle air conditioning and heating
- .quality window treatments
- .two secure side by side car spaces on Level B1
- .lift access
- .full-time building manager
- .restaurants at your doorstep
- .walk to the Canberra Centre, Lake Burley Griffin and all of the wonderful attractions within the precinct

Property size:

Living: 87 sqm

Body Corporate:
\$8,843.20 P.A

Rates:
\$1,966.33 P.A

Land tax (only if rented):
\$622.73 P.A

Water Rates:
\$746.92 P.A

Energy efficiency rating:
6.0

Last sold:
2013

Year of construction:
2010

Name of development: The ApARTments
Developer: Molonglo Group
Strata manager: Grady's Strata Management
Units plan number: 3488
Number of units in complex: 186

Comparable sales

67/2 Edinburgh Avenue, City	22/09/2023	\$1,133,180
1420/240 Bunda Street, City	07/07/2024	\$1,100,000
172/45 West Row, City	01/11/2023	\$1,050,000
1201/19 Marcus Clarke Street, City	31/05/2022	\$1,000,000 (last sale of same floorplan)
607/240 Bunda Street, City	19/01/2024	\$920,000
1512/25 Edinburgh Avenue, City	05/09/2023	\$900,000
1305/240 Bunda Street, City	17/05/2024	\$900,000
601/2 Marcus Clarke Street, City	06/02/2024	\$900,000