

18/12 National Circuit, Barton, ACT, 2600



Unit For Sale

Thursday, 15 August 2024

18/12 National Circuit, Barton, ACT, 2600

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit

Private, charming and in the heart of Barton!

Discover the perfect blend of convenience, charm, and modern living in this centrally located ground floor apartment in The National, Barton.

This sunlit floorplan features an open plan design that seamlessly connects the living, dining, and kitchen areas, creating an inviting space for relaxation and entertaining. The well-appointed kitchen comes equipped with an electric oven, stove top, and dishwasher, ensuring all your culinary needs are met.

The spacious bedroom offers direct access to a private courtyard and includes a built-in robe, providing ample storage. The oversized bathroom is a true retreat, complete with a shower, bath, and toilet. Additionally, a separate study provides the ideal space for working from home in comfort. Enjoy year-round comfort with ducted heating and cooling.

Step outside to a sundrenched private courtyard, beautifully complemented by established garden beds - perfect for unwinding or hosting guests. The apartment also includes secure underground parking for added peace of mind.

Located in the heart of Barton in the prestigious 'The National' complex, this apartment offers unbeatable proximity to the parliamentary triangle, Kingston Foreshore, and Lake Burley Griffin, making it the ideal home for those who value both convenience and lifestyle.

Property Features Include:

- Natural light filled ground floor unit
- Open plan living, dining and kitchen
- Kitchen fitted with electric oven, stove top and dishwasher
- Large bedroom with access to courtyard and built in robe
- Oversized bathroom featuring a shower, bath and toilet
- Separate study perfect to work from home
- Sundrenched private courtyard with established garden beds
- Ducted heating and cooling
- Secure underground parking
- EER: 6.0
- Living: 68.3sqm
- Rates: \$1,628.05pa
- Land Tax: \$2,162.96pa (Investors Only)
- Body Corporate: \$6,155.36 pa
- UV: \$102,030 (2024)

Close Proximity To:

- Parliamentary Triangle
- Australian Federal Police College
- Kingston Foreshore
- Lake Burley Griffin
- Local Cafe's, Restaurants & Bars
- Canberra City Centre
- Manuka Oval
- Public Transport, Arterial Roads, Foot & Bike Paths

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.