

**115/32 Blackall St, Barton, ACT, 2600**



**Apartment For Sale**

Wednesday, 8 January 2025

115/32 Blackall St, Barton, ACT, 2600

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Jeremy Francis

## Great value in Barton

Governor Place is a premium development located within the Parliamentary Triangle, offering exceptional location and amenity. The exemplary quality fittings have been added to by the home proud owner occupier adding refinement to this pristine apartment. Highly regarded, tightly held and ideally situated on the doorstep of the Capital's most notable landmarks and attractions, with picturesque Lake Burley Griffin being only a short stroll away, this presents an enviable lifestyle opportunity.

With lifestyle amenities galore, a notably superior standard of construction and low body corporate levies this could be the perfect 'foot on the ladder' for a first home buyer. Additionally, the abundance of both public and private sector employment nearby would make this property equally attractive to an investor looking for a high-performance property to add to their portfolio.

Barton was established in 1922 named after our first Prime Minister Sir Edmund Barton, housing some of Canberra's most iconic buildings including the Heritage Listed Brassey and Kurrajong Hotels, Edmund Barton Building. Similarly, Barton today 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 with the Ostani Bar, Chairman & Yip as well as Lilotang Restaurants.

Governor Place is located closely 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 cafe's 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:

- Commercial glazed windows/doors throughout
- Full height sliding doors to balcony
- Carpeted living areas and bedroom
- 2.7 metre high ceilings
- Roller blinds throughout
- A/C condenser located on roof (not on balcony)
- Mirrored & Colour back glass wardrobe
- LED Downlights throughout
- NBN ready / pre wired
- Fully equipped Gym in building
- Storage locker behind carpark

### 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 with cupboards

- Villeroy & Boch toilet suite
- Grohe tapware and bathroom accessories
- Externally ducted exhaust fan

Other features:

- Formal Laundry room
- Simpson 4kg wall mount dryer

Rental potential:

- \$500 to \$520 / week unfurnished
- \$600 / week fully furnished

Outgoings:

Body Corporate \$977.84 (2024)

Rates \$496 / quarter (2024)