

12/5 Sydney Ave, Barton, ACT, 2600



Apartment For Sale

Thursday, 14 November 2024

12/5 Sydney Ave, Barton, ACT, 2600

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment

Easy Living in the Heart of Barton

This contemporary, fully furnished, one-bedroom apartment is the perfect entry to the Barton market, as an owner occupier or investor. This enviable location is always in demand. Providing both comfort and convenience in one of Canberra's most sought-after neighbourhoods. Currently tenanted until May 2025 for \$580 per week.

Boasting a smart and functional design, this home features open plan living with high ceilings, double-glazed windows that invite ample natural light, and a seamless flow to the covered balcony. The kitchen is fitted with integrated quality appliances and stone benchtops, while the private European laundry adds to the practicality. The spacious living area is perfectly positioned to take in stunning views, with the undercover balcony offering an ideal space for entertaining or relaxing. With a generous master bedroom, thoughtfully segregated for privacy, ensuring a restful retreat. The stylish bathroom is modern and offers excellent storage options.

Located within the sought-after Realm complex, residents benefit from secure underground parking, secure entry and exit, and beautifully maintained grounds. Just a short stroll away from iconic landmarks such as Parliament House, the National Press Club, Lake Burley Griffin, and the vibrant Manuka and Kingston precincts, making this property an ideal base for enjoying the best of the Inner South.

Feature Summary:

- Spacious internal living area of 57 sqm
- Private covered balcony of 7 sqm
- Set and forget, fully furnished
- Secure car space and storage cage
- Stone benchtops and integrated kitchen appliances
- Practical floorpan
- Ducted reverse cycle heating and cooling (no condenser on balcony)
- Video intercom access for guest entry
- Stylish bathroom with ample storage
- Currently leased for \$580 per week until May 2025

Figure Summary (all approximate):

- Energy Efficiency Rating: 6
- Strata: \$795 per quarter
- Rates: \$381 per quarter
- Land Tax: \$466 per quarter