17/7 Sydney Ave, Barton, ACT, 2600
Apartment For Sale

Friday, 1 November 2024

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Bedrooms: 3   **Bathrooms: 2**   **Parkings: 2**   **Type: Apartment**

House style floorplan in premium location.

Situated on the third floor of the 'Realm Quarter' development, this spacious four-bedroom apartment is a unique property that is sure to appeal. The Realm Precinct is home to fantastic restaurants such as Med, Chairman and Yip, Maple and Clove and the Ostani Bar, whilst is also walking distance to Manuka, Kingston, the Parliamentary Triangle, Lake Burley Griffin and a host of great local schools including Telopea Park School.

Stepping inside you will immediately see that the property is extremely spacious apartments and the segmentation of each of the bedrooms makes it extremely unqiue. You are met by a wide entry hallway that sets the scene for the spacious apartment that lays beyond. The home is flanked by windows on three sides and therefore is flooded with sunlight due to this and its northerly aspect. The layout has been carefully thought out and all the bedrooms are separated, giving a sense of space and allows for ultimate privacy to all rooms.

The property will suit a wide array of purchasers as it will suit downsizers, couples with children or investors. The location lends itself to being a fantastic option for people who work in the local area to be able to leave their car at home and walk to work. The property is also built by BLOC who are one of Canberra's best builders and developed by Doma who still own and operate the Realm Hotel next door and therefore have a vested interest in the whole precinct.

In Summary:
- Spacious and well thought-out floorplan
- Three generously sized bedrooms that are all separated
- Great outdoor entertaining with northern sun
- Flooded with natural light
- Study nook
- Open plan kitchen, living and dining

Figure Summary (all approx.):
- 150m2 internally + 28m2 externally
- Body corporate: $3,243 p.q
- General rates: $592 p.q
- Water and sewage: $195 p.q.