

**34/26 Macquarie Street, Barton, ACT, 2600**

LUTON

**Apartment For Sale**

Wednesday, 13 November 2024

34/26 Macquarie Street, Barton, ACT, 2600

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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## Stylish, modern and so convenient

We are excited to offer for sale this beautifully presented contemporary Willemsen apartment in the tightly held 'Macquarie Court' complex. Set in leafy mature gardens in the heart of the Parliamentary Triangle is this stunning north facing two-bedroom apartment. Located on the first floor, this two-bedroom apartment has a clever layout with a house like feel. Instantly greeted by the oversized living, dining and kitchen with floor-to-ceiling windows and large sliding door onto the north facing balcony. With a well-equipped kitchen, complete with quality appliances and ample storage, positioned adjacent to the dining area, promoting seamless entertaining. With bedrooms segregated from the living areas it creates a sense of privacy and space. The bedrooms offer built in wardrobes. The renovated bathroom has floor to ceiling tiles, large shower, segregated toilet, with modern fixtures and fittings. The separate laundry, also renovated allows a place for everything. With a truly welcoming feel, stunning high ceilings, classic design and feel this home is ready to enjoy as is and the perfect canvas to make your own, or completely set and forget as an investment. Positioned in the heart of the Parliamentary Triangle and just moments from the Brasseley, Realm and Burbury Hotels, the National Press Club, not to mention Lake Burley Griffin, Manuka & Kingston precincts and Manuka Oval, you couldn't ask for more.

Features:- Two bedroom apartment offering 94m<sup>2</sup> of living space with a large private covered balcony- Large U-shaped kitchen with granite benchtops and quality appliances- Generous dining and living areas- North facing balcony with a beautiful leafy outlook across the treetops- BIRs to both bedrooms and additional joinery in the second bedroom.- Bathroom renovated with floor to ceiling tiles, Groehe tapware and Villeroy & Boch basin & toilet- Underfloor heating in bedrooms, living areas and bathroom. All on separate thermostats for flexibility.- Double glazed sliding doors to balcony- Loads of storage throughout- Intercom access- Spacious internal laundry fully renovated with lots of storage- Quality Luxaflex Duette two-way blinds in bedrooms- Secure carspace and lock up storage unit- Within walking distance to shops, restaurants, bars and cafes

Statistics: Living area: 94m<sup>2</sup> Balcony: 8m<sup>2</sup> Built: 1985 EER: 6.0 Rates: \$3,172 p/a approx Body corporate: \$4,054 p/a approx