

**7/26 Macquarie St, Barton, ACT, 2600**



**Apartment For Sale**

Wednesday, 11 December 2024

7/26 Macquarie St, Barton, ACT, 2600

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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## Exceptional ground floor apartment in an enviable location

### Offers Considered Prior To Auction

Nestled in the much sought-after and tightly-held Wilemsen-designed Macquarie Court complex, this vibrant north-facing ground-floor apartment offers an exceptional lifestyle in a prime location.

Featuring two bedrooms with built-in robes, the home provides an inviting ambience, comfort and practicality. The oversized open-plan living area effortlessly expands to a delightful covered patio area where you can enjoy the peaceful leafy outlook. Often bathed in dappled sunlight in summer and sunlight in winter, this outdoor haven is perfect for relaxing or entertaining in style. The apartment's flowing layout provides privacy and spaciousness, alongside ample storage, with a separate laundry/utility room. A neat stylish retro-inspired kitchen and bathroom adds to the home's functional appeal, while secure basement parking ensures convenience and peace of mind. Ready to move in and enjoy, or as a great investment.

The Macquarie Court complex enhances the lifestyle on offer with its beautifully landscaped grounds and an expansive podium garden, providing residents with a serene escape. Ideally positioned near the Parliamentary Triangle, this address is just moments from Kingston and Manuka's vibrant cafe, shopping and dining precincts, combining convenience with lifestyle. This exceptional apartment is located a short stroll to many government offices and DFAT is but a few moments walk. Whether you're seeking a tranquil retreat or an enviable location, this property delivers on all fronts.

### Features:

- Vibrant ground-floor apartment in the Wilemsen-designed Macquarie Court complex
- Two bedrooms with built-in robes and wall heaters
- Stylish floor to ceiling doors and robes
- Open-plan living area with new reverse cycle air-conditioner and seamless patio access
- Neat and tidy kitchen with new Bosch dishwasher and stove
- Covered private patio overlooking a leafy outdoor landscape, complete with your own lush tree ferns
- Secure basement parking, with dedicated lock-up storage shed
- Podium garden and landscaped grounds within the complex
- Close proximity to the Parliamentary Triangle
- Easy access to Kingston and Manuka shopping and dining precincts

EER: 6.0

Rates: \$3,233 pa (approx)

Land Tax: \$4,353 pa (approx) if rented

Living Area: 97m<sup>2</sup>

Body Corporate: \$4,150 pa (approx)

### Nearby

- Kingston cafes, restaurants and shops
- Manuka cafes, restaurants and shops
- Parliamentary Triangle
- Forrest Primary School
- Telopea Park School
- Narrabundah College