

# 407/19 Marcus Clarke Street, City, ACT, 2601

## Unit For Sale

Thursday, 7 November 2024



407/19 Marcus Clarke Street, City, ACT, 2601

**Bedrooms: 1**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



Brett Hayman

0261757414

## Luxury living in the heart of the city

Experience luxury living in this sophisticated one-bedroom unit with a separate study, nestled within the prestigious ApARTment complex by renowned architects Fender Katsalidis. This residence offers a unique blend of urban convenience and upscale comfort, boasting an expansive north-facing terrace that invites you to relax with stunning views over sky gardens and iconic city landmarks, including ANU, Shine Dome, and Black Mountain.

With an open-plan living area boasting contemporary elegance, high concrete ceilings, floor-to-ceiling double-glazed windows, and an inviting layout, the home seamlessly blends indoor and outdoor living. The modern kitchen is a chef's dream, complete with stone benchtops, a marble splashback, and premium Miele appliances. The master suite is a true sanctuary, opening directly onto the terrace and featuring a walk-through robe and a luxe ensuite adorned with marble detailing and a double vanity.

A flexible floor plan offers a private home office or guest room, a second bathroom with a European-style laundry, and abundant built-in storage options. The unit includes secure underground parking, a large storage cage, and the added convenience of an on-site building manager. Climate control is effortless with ducted reverse-cycle heating and cooling, creating a comfortable, year-round retreat in the heart of the city.

Residents of this luxury complex enjoy access to an array of premium amenities, including a fully equipped gym, serene gardens, BBQ facilities, a theatre, and curated art installations throughout the common areas.

### Features:

- ? Luxury apartment in the prestigious ApARTment complex
- ? Expansive north facing terrace, views of iconic city landmarks
- ? Open plan living area, with high concrete ceilings and floor to ceiling double glazed windows
- ? Ducted reverse cycle heating and cooling
- ? Modern kitchen with stone benchtops, marble splashback and Miele appliances
- ? Master suite with walk through robe, and ensuite with double vanity
- ? Flexible floor plan, with private home office or guest room
- ? Second bathroom with European laundry
- ? Abundant storage throughout, with additional storage cage in the basement
- ? Complex amenities include a fully equipped gym, art installations, landscaped gardens, BBQ facilities and a theatre

EER: 6.0

Rates: \$1,792 pa (approx)

Land Tax: \$2,209 pa (approx)

Living Area: 86m<sup>2</sup>

Balcony Area: 26m<sup>2</sup>

Body Corporate: \$6,152 pa (approx.)

### Nearby

- ? Canberra Centre
- ? Calvary Private Hospital
- ? Ainslie Primary School
- ? Campbell High School
- ? Merici College
- ? Dickson College
- ? Australian National University