

903/19 Marcus Clarke Street, Acton




## In Room Auction | 17th June 6:00pm

Low Maintenance Luxury with Water Views

Positioned in the heart of vibrant Acton, this beautifully appointed one bedroom apartment delivers the perfect balance of luxury, lifestyle, and convenience. Whether you're a first home buyer, or looking to downsize without compromise, this sophisticated residence offers an outstanding opportunity to secure a premium address in one of Canberra's most sought-after locations.

Designed with modern living in mind, the apartment showcases a spacious open plan layout filled with natural light and complemented by tranquil water views. The generous living and dining area flows effortlessly onto a private balcony the ideal setting for your morning coffee, evening wine, or entertaining friends in style.

The oversized bedroom features built-in robes and is serviced by two sleek, contemporary bathrooms, offering both comfort and practicality rarely found in a one bedroom residence. Finished to a high standard throughout, the home also includes ducted heating and cooling, secure basement parking, intercom access, and exclusive use of a fully equipped residents' gym.

1  2  1 

### FOR SALE

\$639,000+

### VIEW

Sat 13th Jun @ 11:00AM - 11:30AM

### AGENTS

Gabby Woods

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### AGENCY

LJ Hooker Canberra City

(02) 6249 7700

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Enjoy the unbeatable lifestyle that comes with living in Acton. Stroll to the shores of Lake Burley Griffin, explore nearby cultural attractions, enjoy the thriving café and dining scene, or take advantage of the close proximity to Australian National University and the Canberra CBD.

Stylish, low-maintenance, and superbly located, this is urban living at its finest. Opportunities like this are rare.

**Property Features:**

- Prime location in the heart of Acton
- Beautifully appointed one bedroom apartment
- Spacious open plan living and dining area
- Abundant natural light throughout
- Peaceful water views
- Private balcony ideal for entertaining or relaxing
- Oversized bedroom with built in robes
- Two sleek contemporary bathrooms
- High quality finishes throughout
- Ducted heating and cooling
- Secure basement parking
- Intercom access for added security
- Exclusive residents' gym facilities
- " Moments from Lake Burley Griffin
- " Close to cafés, restaurants, and cultural attractions
- Convenient access to Australian National University
- Minutes to Canberra CBD
- Ideal for first home buyers or downsizers
- Stylish, low-maintenance lifestyle opportunity
- Prestigious address in a highly sought-after location

Internal Living: 77m<sup>2</sup>

Balcony Size: 6m<sup>2</sup>

Rates: \$1,686.94 p.a ( approx.)

Body Corporate: \$1,262.55 p.q ( approx.)

Land Tax: \$2,041 p.a ( approx.)

EER: 6.0

**Disclaimer:**

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Photography Disclaimer: Some images may have been virtually staged to better showcase the true potential of the rooms and spaces in the home. Alternatively, while the property may have been staged for photography, it might be vacant during your inspection.

**EER** ★★★★★

## MORE DETAILS

Property ID	2FP5FHK
Property Type	Apartment
EER	6
Including	Ducted Cooling Ducted Heating Intercom Balcony Gym Dishwasher Built-in-Robes Secure Parking

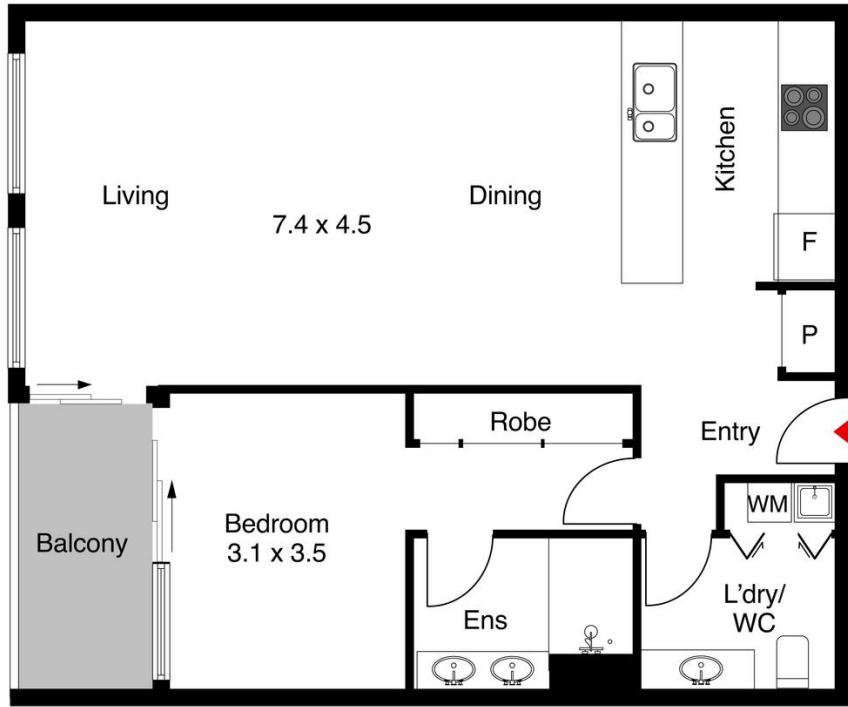
### **Gabby Woods 0449 901 115**

Sales Consultant | [gabby.woods@ljhcanberracity.com.au](mailto:gabby.woods@ljhcanberracity.com.au)

### **LJ Hooker Canberra City (02) 6249 7700**

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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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