






106/46 Macquarie Street, Barton

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Executive City-Edge Apartment in Prime Barton Location

FOR SALE
\$639,000 - \$659,000

AGENTS

Samuel Thompson
0412 300 774
samuel.thompson@ljhmanuka.com.au

AGENCY

LJ Hooker Manuka
(02) 6239 5551

Nestled in the prestigious Governor Place complex, this sophisticated two-bedroom apartment offers an unmatched combination of location, style, and convenience. Perfect for professionals, investors, or those seeking a refined city-edge lifestyle, it's just moments from the Parliamentary Triangle, Kings Avenue, and the best dining, entertainment, and cultural attractions Barton has to offer.

The apartment features an expansive balcony ideal for entertaining or relaxing with city views, a contemporary kitchen with stone benchtops and premium German AEG appliances, and open-plan living and dining flowing seamlessly for modern living. Both bedrooms are generous in size and come with built-in robes, complemented by ducted reverse-cycle air conditioning for year-round comfort. A European-style laundry with dryer and ample linen storage adds practicality, while secure entry with an intercom, beautifully landscaped private gardens, and an entertainment deck with barbecue facilities enhance the lifestyle. The apartment is NBN-ready and includes one secure car space with a storage cage.

Situated adjacent to Capital Hill, Barton is home to Australia's key government departments while offering serene proximity to Lake

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**

Burley Griffin, Telopea Park, and iconic local landmarks. Enjoy the perfect blend of city convenience and lifestyle amenity at your doorstep.

This is an exceptional opportunity to secure a contemporary, executive apartment in one of Canberra's most sought-after locations.

- Expansive balcony —ideal for entertaining or relaxing with city views
- " Contemporary kitchen —stone benchtops and premium German AEG appliances
- " Open-plan living and dining —flowing seamlessly for modern living
- " Two generous bedrooms —both with built-in robes
- " Ducted reverse-cycle air conditioning —comfort year-round
- " European-style laundry —complete with dryer and ample linen storage
- Secure entry with intercom
- Beautifully landscaped private gardens within the complex
- Entertainment deck with barbecue facilities

EER: 6

Rates: \$531pq (approx.)

Land Tax (for investors): \$677pq (approx.)

Strata: \$1,338pq (approx.)

Internal Living: 81sqm (approx.)

Outdoor Living: 12sqm (approx.)

Year Built: 2018

Disclaimer:

While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.

MORE DETAILS

Property ID	1UGCFMF
Property Type	Apartment
House Size	81 m2
EER	6
Including	Ducted Cooling Ducted Heating Intercom Built-in-Robes

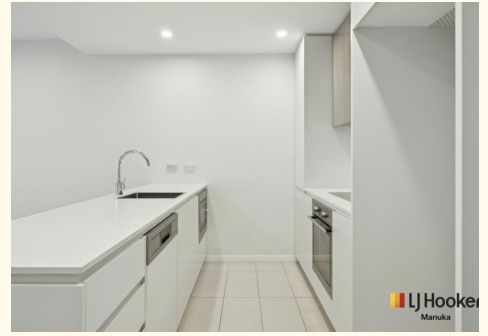
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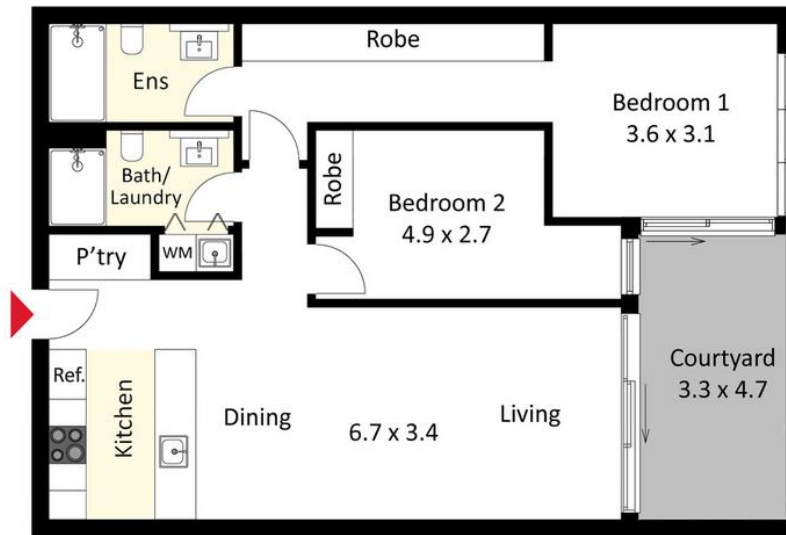
Property Consultant | samuel.thompson@ljhmanuka.com.au

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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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