



## Barton, 18/3 Burbury Close

Exclusive Living in the heart of Barton

Explore 18/3 Burbury Close, a delightful one-bedroom loft apartment that offers a wonderful lifestyle in a sought-after location.

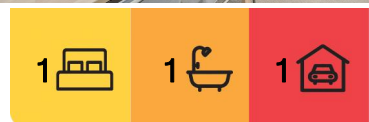
Step into this charming loft, ideal for those looking to experience upscale living with an appealing blend of low maintenance and luxe in Barton's Realm Park. This property features a spacious open plan that seamlessly extends from its modern kitchen into a generously sized balcony.

Upstairs is a sunlit bedroom with built-in robes and a large study area suitable for two, a bathroom, and European-style laundry. Downstairs features a separate powder room for guests, with ample storage space in the kitchen and underneath the stairs.

This property offers proximity to an abundance of 5-star lifestyle services such as gyms, spas, A-grade schools, restaurants, government and corporate offices, and a stroll to



**Disclaimer:** 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.



**For Sale**  
\$520,000-\$540,000

**View**  
[ljhooker.com.au/1TW6FMF](http://ljhooker.com.au/1TW6FMF)

**Contact**  
**Stephen Thompson**  
0418 626 254  
[stephen.thompson@ljhmanuka.com.au](mailto:stephen.thompson@ljhmanuka.com.au)

**EER** ★★★★★★

**LJ Hooker Manuka**  
(02) 6239 5551



Manuka, Kingston, and the Foreshore. This is the epitome of upscale living that Realm Park Precinct presents.

Features:

- \*Sunlit Main Bedroom with Built Robes
- \*Generously sized Bathroom
- \*Powder Room
- \*Modern Kitchen with Quality Appliances
- \*Open Plan Living
- \*Loft Apartment
- \*Lounge Room with balcony
- \*Secured Basement Parking
- \*Ample Storage
- \*Highly Sought Area in Inner South
- \*Stroll away from Manuka Precinct, 5-star Restaurants and Amenities
- \*Walking Distance to Telopea School
- \*Proximity to Canberra City, Parliamentary Triangle

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 About this Property

Property ID	1TW6FMF
Property Type	Apartment
EER	6
Including	Study Ducted Cooling Ducted Heating Toilets (1) Intercom Balcony Built-in-Robes Secure Parking

**Stephen Thompson 0418 626 254**

Proprietor and Property Consultant | [stephen.thompson@ljhmanuka.com.au](mailto:stephen.thompson@ljhmanuka.com.au)

**LJ Hooker Manuka (02) 6239 5551**

20 Bougainville Street, MANUKA ACT 2603

[manuka.ljhooker.com.au](http://manuka.ljhooker.com.au) | [manuka@ljhmanuka.com.au](mailto:manuka@ljhmanuka.com.au)



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FIRST FLOOR



GROUND FLOOR

**18/3 Burbury Close, Barton**

Approx. total area: 66.9m<sup>2</sup>



Disclaimer: Plans are indicative only and should be checked by the prospective purchaser.  
Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate.  
The information herein is gathered from sources we believe to be reliable.

