



43/3 Burbury Close, Barton

EXECUTIVE LIVING, PREMIUM LOCATION WITHOUT SACRIFICING SPACE

Exemplifying a refined sophistication throughout a modern and quality three-bedroom layout, this impressive apartment basks in glorious views from its vibrant location. Holding a desired position in the prestigious Realm Park complex, you'll experience breath taking views of treetop vistas as well as benefitting of this location, surrounded by prestigious dining options, amenities and the Parliamentary Triangle.

Timeless elegance envelopes you with warmth throughout a flowing layout with expansive living and dining connecting to a generous kitchen; meticulously appointed with a large butler's pantry and ample cupboard space, stone waterfall benchtops, Miele appliances including integrated microwave plus retractable dining table. Floor to ceiling glass open to a private alfresco balcony where a specular view forms the backdrop to any alfresco desire.

Three bedrooms are generously scaled, each boasting built-in storage and balcony access. The master includes a walk-in robe and private ensuite including bath, with a second bathroom catering to any other

3  2  2 

FOR SALE

\$1,400,000 +

VIEW

Sat 28th Mar @ 3:40PM - 4:10PM

AGENTS

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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**

occupant or guest; both bathrooms pristine and presenting floor to ceiling tiling.

For those seeking the vibrancy and ease of inner-city living, there is no better location than this. Holding a prime position close to the Parliamentary Triangle, plus prestigious Hotels, cafes, restaurants, gyms and bars all at your fingertips. Kingston shops, Lake Burley Griffin and Manuka are just a short stroll away.

- Elegant apartment in coveted Realm Park
- Open-plan living and dining
- Ducted heating and cooling throughout
- Kitchen with excellent storage, quality appliances and stone benchtops plus customised walk in pantry/laundry
- Covered private alfresco with striking landscape
- Three spacious bedrooms
- Master including walk-in robe and pristine ensuite with bath
- Second pristine bathroom between bedrooms two and three
- Two secure car spaces with two storage units adjacent
- Executive location close to Parliamentary Triangle, bars, restaurants, hotels and recreation

Living size: 140m2 Living + 16m2 Balcony

Rates: \$1,739 p.a (approx.)

Land tax: \$2,146 p.a (approx.) (only if rented)

Body corporate: \$2,219.65 p.q (approx.)

Construction: 2011

EER: 6.0

MORE DETAILS

Property ID	JJM5W
Property Type	Apartment
House Size	156 m2
EER	6

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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.