

9/45 Blackall Street, Barton

Rare Lakeside Retreat with Expansive 69m2 Private Terrace

Set within one of Canberra's most tightly held lakeside precincts, this ground-floor apartment delivers an exceptional lifestyle opportunity in the Landmark, a highly sought-after complex adjacent to Lake Burley Griffin and close to Barton precinct and the Kingston Foreshore. The expansive, 69m2 private courtyard ensures this home is a standout - enjoy apartment living without compromising on space, entertaining or family opportunity.

Designed for effortless single-level living, this beautifully presented two-bedroom residence is perfectly suited to downsizers, professionals or anyone seeking low-maintenance luxury without compromise. The ground-floor position enhances accessibility and privacy, while the seamless connection to an expansive private terrace creates the feel of a garden residence rather than an apartment.

Light-filled interiors extend across 88sqm, with open plan living, dining and kitchen spaces thoughtfully designed for everyday comfort and easy entertaining. The modern kitchen is well appointed with quality appliances, generous storage and a dishwasher, ensuring both functionality and style.

Accommodation is cleverly segregated, with two spacious bedrooms featuring built-in robes. The master suite includes its own ensuite,

2 2 2

FOR SALE

\$839,000 +

AGENTS

Jane Macken
0408 662 119
jane.macken@ljhwodenweston.com.au

Emma Irwin
04224 15008
emma.irwin@ljhwodenweston.com.au

AGENCY

LJ Hooker Woden | Weston
(02) 6288 8888

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.



while ducted reverse cycle heating and cooling ensures year-round comfort. Excellent internal storage, including a European laundry and large linen cupboard, further enhances the home's practicality. Outdoors, the impressive 69sqm private terrace is a true highlight - ideal for entertaining, relaxing or enjoying the lakeside atmosphere. Residents also benefit from secure intercom access, a gym within the complex, two basement car spaces and a lockable storage unit. Offering an enviable lakeside address, ground-floor ease and exceptional outdoor space, this is a rare opportunity to secure refined, low-maintenance living in one of Canberra's most desirable locations.

- Ground-floor, single-level apartment in a landmark lakeside complex
- 88sqm of light-filled internal living
- Expansive 69sqm private terrace with excellent privacy
- Two spacious, segregated bedrooms with built-in robes
- Master bedroom with ensuite
- Open plan kitchen, dining and living area
- Modern kitchen with quality appliances, dishwasher & ample storage
- Ducted reverse cycle heating and cooling
- European laundry plus large linen/storage cupboard
- Secure intercom access
- Two basement car spaces plus lockable storage unit
- Resident gym within the complex
- Walk to Barton precinct; five minutes to Kingston Foreshore

Living size: 88m² living + 69m² courtyard (approx.)

Rates: \$2,283.81 p.a (approx.)

Land tax: \$3,171.16 p.a (approx.)

Body corporate: \$1,529 p.q (approx.)

Construction: 2004

EER: 6 stars

MORE DETAILS

Property ID	JRPH5W
Property Type	Apartment
EER	6

Jane Macken 0408 662 119

Franchise Owner, Licensee, Licensed Agent ACT/NSW |
jane.macken@ljhwoodenweston.com.au

Emma Irwin 0422415008

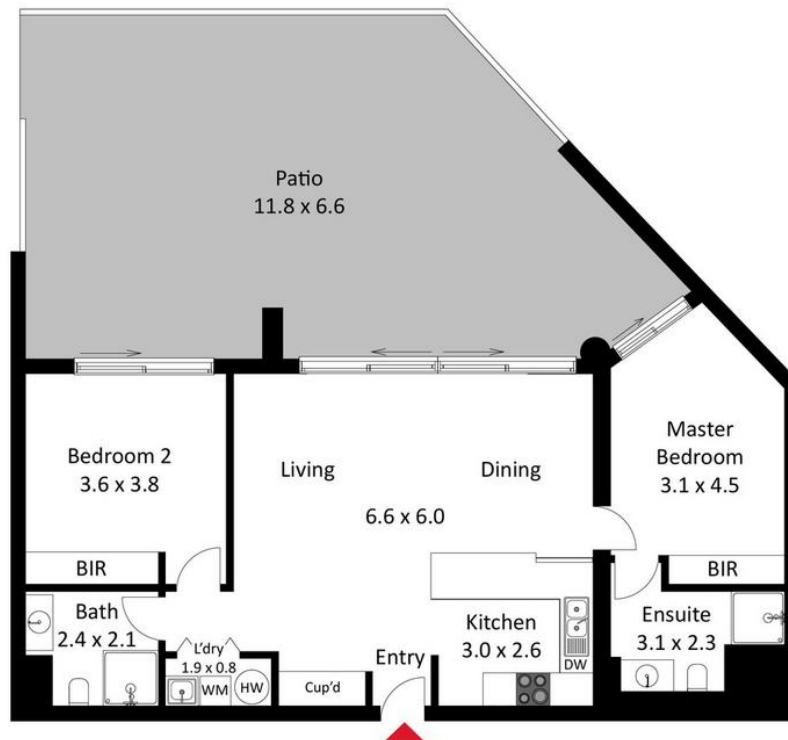
Sales Consultant to Jane Macken |
emma.irwin@ljhwoodenweston.com.au

LJ Hooker Woden | Weston (02) 6288 8888

23 Brierly Street, WESTON CREEK ACT 2611

westoncreek.ljhooker.com.au | reception@ljhwoodenweston.com.au





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.

9/45 Blackall Street, Barton