




45/30 Blackall Street, Barton

1  1  1 

Sophisticated Barton Living with a Leafy Outlook

Positioned within the highly regarded Governor complex, this beautifully appointed one bedroom apartment offers the perfect blend of luxury, lifestyle and convenience in the heart of Barton. Light filled and thoughtfully designed, it presents an exceptional opportunity for professionals, investors and those seeking an effortless inner-south lifestyle in one of Canberra's most prestigious locations.

Enjoying a peaceful leafy outlook from the quieter side of the building, the apartment immediately impresses with its generous proportions and welcoming sense of space. The expansive open plan living and dining area flows seamlessly to a large private balcony, creating the perfect setting for morning coffee, entertaining friends, or simply unwinding at the end of the day.

The stunning kitchen is sure to impress, featuring sleek stone benchtops, quality European appliances and an abundance of storage, all complemented by the premium finishes and luxury inclusions synonymous with this sought-after development. The spacious main bedroom offers built-in robes and direct access to the balcony, providing a private retreat bathed in natural light.

FOR SALE
\$560,000+

VIEW
By Appointment

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

AGENCY
LJ Hooker Manuka
(02) 6239 5551

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**

Perfectly positioned just moments from the Parliamentary Triangle, this address places you within easy reach of some of Canberra's finest amenities. Enjoy the cafés and restaurants of Barton and neighbouring Griffith, stroll to the shores of Lake Burley Griffin, or take advantage of the convenience of being close to Manuka Village, Kingston Foreshore and major employment hubs. Whether you're a parliamentary staff member, city professional, downsizer or investor, this is a location that continues to attract strong demand.

Combining sophisticated finishes, generous living spaces and an enviable Barton address, this exceptional apartment offers a lifestyle of convenience and quality in one of Canberra's most desirable precincts. Whether you're searching for your next home, a city base or a smart addition to your investment portfolio, this is an opportunity not to be missed.

Features:

- Spacious one-bedroom apartment in the highly regarded Governor complex
- Quiet position with a lovely leafy outlook
- Large private balcony, ideal for entertaining or relaxing
- Generous open-plan living and dining area
- Stunning kitchen with stone benchtops and quality European appliances
- Spacious main bedroom with direct balcony access
- Built-in robe to the bedroom
- Split system reverse cycle air conditioning
- Premium fixtures and finishes throughout
- Secure basement car accommodation
- Separate storage cage
- Light-filled interiors with an excellent sense of space
- Superb inner-south location in the heart of Barton
- Ideal for owner-occupiers, professionals, parliamentary staff and investors
- Low maintenance lifestyle opportunity in a tightly held development.

EER: 6

Rates: \$500pq (approx.)

Land Tax (for investors): \$530pq (approx.)

Strata: \$1,155pq (approx.)

Internal Living: 58sqm (approx.)

Outdoor Living: 17sqm (approx.)

UV: \$79,300 (2025)

Year Built: 2015

Rental Appraisal: \$530 - \$580pw

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.

EER 

MORE DETAILS

Property ID	1URVFMF
Property Type	Unit
House Size	58 m2
EER	6
Including	Air Conditioning Balcony Built-in-Robes Secure Parking

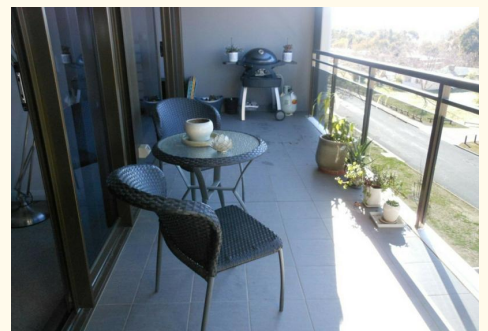
Samuel Thompson 0412 300 774

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

LJ Hooker Manuka (02) 6239 5551

20 Bougainville Street, MANUKA ACT 2603

manuka.ljhooker.com.au | manuka@ljhmanuka.com.au



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.



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.

45/30 Blackall Street, Barton