



## Barton, 10/43 Blackall Street

### Barton At It's Best

Step inside this thoughtfully designed one-bedroom, split-level apartment in the highly sought after 'Landmark' complex. With 87sqm of living and balcony space, plus generous storage options, this apartment is the perfect opportunity for an owner occupier or investor.

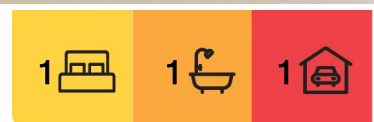
The north-facing aspect creates an abundance of natural light throughout the apartment year-round. The balcony overlooks the beautifully maintained complex gardens, which provides privacy and serene outlook.

The bedroom features a large built-in robe and overlooks the "oval". Upstairs, the u-shaped, full-size kitchen boasts granite countertops, electric cooking, a dishwasher, and a large fridge space.

The bathroom has recently been renovated with an elegant herringbone feature wall, custom-made vanity and high-end finishes. Other recent updates: freshly painted



**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**  
\$610,000 - \$625,000

**View**  
[ljhooker.com.au/1TT5FMF](https://ljhooker.com.au/1TT5FMF)

**Contact**  
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**EER** ★★★★★★

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

throughout, installation of a new ducted reverse cycle A/C and LED lighting with modern dimmers.

'Landmark' boasts a high proportion of owner-occupiers, has an engaged body corporate and on-site strata management team. The complex features well-maintained communal areas, including a BBQ area, gym, and library.

Conveniently located within walking distance to Parliament House, Lake Burley Griffin, the Kingston Foreshore and vibrant Manuka precinct, this property provides the perfect inner-south lifestyle. Don't miss the opportunity to secure this gem in sought-after Barton!

Features Include:

- \*Sunny and spacious open plan living
- \*Beautiful views of the communal gardens
- \*Split level design
- \*Newly renovated bathroom (October 2024)
- \*Ducted reverse cycle air conditioning
- \*Well-equipped complex gym
- \*Generous internal storage
- \*Built in robe in bedroom
- \*European style laundry
- \*Internal storage room and lockable storage cage
- \*Secure, undercover car space
- \*Multiple visitor carparks
- \*Video intercom
- \*Freshly painted throughout
- \*LED lighting and dimmers recently installed
- \*Common areas in "Landmark" are painted regularly, with annual touch ups
- \*Recent complex works: lifts recently upgraded; replacement of communal carpets
- \*Discussions underway on EV charging

EER: 6

Rates: \$765pq approx.

Strata: \$1195pq approx.

Internal Living: 74sqm approx.

Outdoor Living: 13sqm approx.

Car space: 15sqm approx.

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.



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## More About this Property

Property ID	1TT5FMF
Property Type	Unit
House Size	74 m <sup>2</sup>
EER	6
Including	Air Conditioning Intercom Balcony Gym Built-in-Robes Secure Parking Liveability

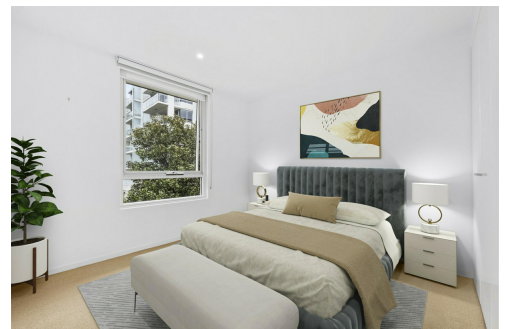
**Samuel Thompson 0412 300 774**

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