

Barton, 11/3 Burbury Close

Stunning Loft Apartment in Exclusive Realm Precinct

Entrance opposite The Realm Hotel

Situated in the prestigious Realm Precinct, 11/3 Burbury Close, Barton offers a spacious and stylish loft apartment that's been thoughtfully designed with high-end finishes and modern comforts. The apartment features a spacious open-plan living and dining area, complemented by a large study nook located upstairs, providing an ideal space for work or creative endeavours. In immaculate condition with new carpet, freshly painted walls, this apartment is ready for you to move straight in.

The kitchen is a standout with high-end appliances, integrated dishwasher and plenty of storage. The apartment's open-plan living and dining area offers ample space for entertaining or unwinding, while the spacious bedroom and bathroom provide comfort and convenience.



For Sale
\$550,000

View
ljhooker.com.au/HP02WF8H

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EER ★★★★★★



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.

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(02) 6251 1477

A separate laundry and abundant storage space further enhance the apartment's practicality. Additionally, secure basement parking and a lockable storage unit add to the convenience of this low-maintenance, modern home.

Located on the doorstep of some of Canberra's best dining, bars, cafes, and wellness facilities, the Realm Precinct offers unparalleled convenience. With Manuka, Kingston, and the Parliamentary Triangle just a short walk away, you'll be in the heart of it all. This apartment is perfect for first-time buyers, professionals, downsizers, or investors looking for a unique property in a highly sought-after location.

Key Features:

- Loft-style design with spacious living areas, courtyard and a leafy outlook
- Large study located upstairs, perfect for home office or extra living space
- High-end fixtures and finishes
- Kitchen with stone bench-tops, integrated dishwasher and plenty of storage
- New carpet
- Freshly painted
- Ducted reverse-cycle heating and cooling for year-round comfort
- Separate laundry
- Secure basement parking with lockable storage unit
- Prime location within 100 meters of Realm Precinct's cafes, bars, restaurants, and wellness facilities
- Walking distance to Manuka, Kingston, and the Parliamentary Triangle

Living Area: 64 sqm

Courtyard: 6 sqm

Rates: \$1,579 pa

Land Tax: \$2,069 pa (Investors only)

Strata: \$5,890 pa

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More About this Property

Property ID	HP02WF8H
Property Type	Unit
House Size	64 m2
EER	6

Kathy Komar 0455 891 351

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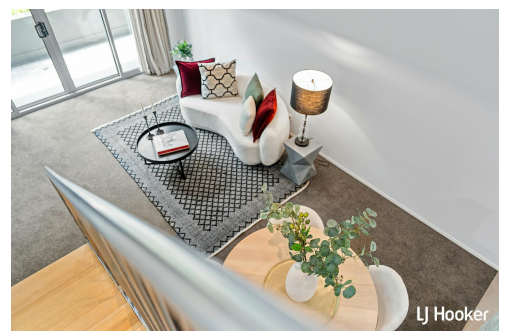
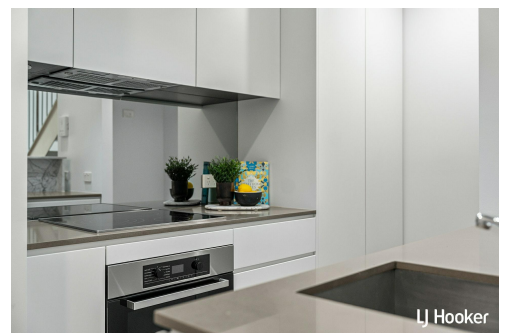
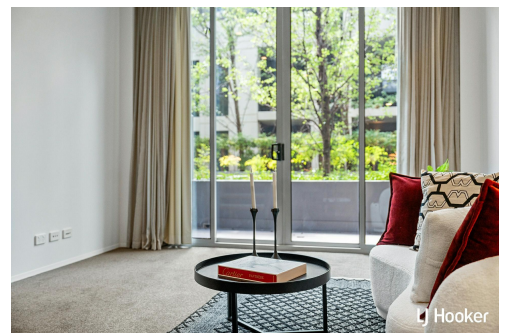
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Shop 9, 21 Benjamin Way, BELCONNEN ACT 2617

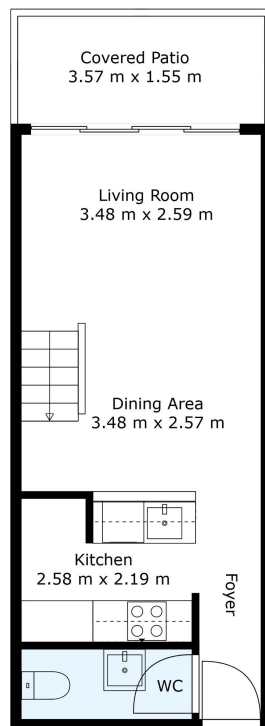
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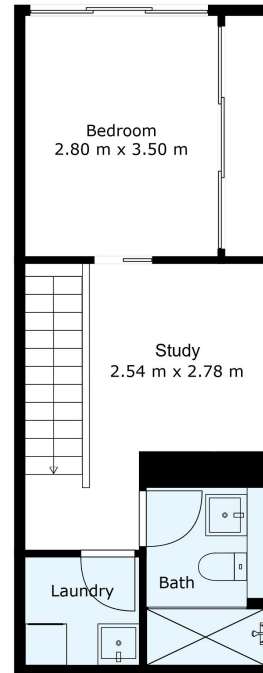
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Floor 1



Floor 2

11/3 Burbury Close, Barton



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.

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