



LJ Hooker
Manuka



City, 1303/19 Marcus Clarke Street

High-End With Breath-taking Views

Perched on the 13th level, in the multi award winning 'apARTments' sits 1303/19 Marcus Clarke Street. Transcending a quality of exacting craftsmanship, the residence soars over an urban hub of vibrant amenities. With its superb, landscaped gardens, striking original artwork and design, sublime residential living, boutique offices and sophisticated retail and dining experiences, New Acton is a place unlike any other in Canberra.

From the moment you come home and walk into your level 13 Apartment you will be captivated by the breathtaking views before you. A sweeping vista over Lake Burley Griffin, the Brindabella's, the National Museum of Australia and Australia's Parliament House. With over 111sqm of living space every room captures a different view.

The well-appointed kitchen is any culinary enthusiasts dream featuring quality Miele appliances, stone benchtop and a marble splashback. The kitchen leads you out to the open plan living and dining area, featuring large floor to ceiling windows and double-glazed



For Sale
\$959,000 - \$999,000

View
ljhooker.com.au/1TPHFMF

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EER ★★★★★★

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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.

sliding doors, with every room fitted with remote controlled curtains.

Designed with comfort and convenience in mind, all 3 bedrooms contain outstanding storage solutions. The main bedroom features a walk-in robe and ensuite, while the additional 2 bedrooms have built-in robes.

Be kept comfortable all year round with Smart Temp ducted heating and cooling. Security isn't compromised with secure video intercom, high level security and 2 secure underground car spaces.

Residents of the complex have access to the fully equipped gymnasium and the two Sky-Gardens.

Are you ready to embrace New Acton's tranquil, popular and convenient lifestyle? This executive apartment occupies pride of place in undoubtedly one of the inner city's most sought after developments, what are you waiting for!

Offering:

- Quality Miele appliances with stone benchtops and marble splashbacks
- Smart Temp ducted heating and cooling
- Video intercom
- High level security.
- 3 bedrooms
- Walk in robe and Ensuite
- Double glazed windows
- Internal laundry
- A fully equipped gymnasium
- 2 Secure car space
- Evaporative cooling and ceiling fan

EER: 5.5 stars

Internal Area: 111sqm approx.

Balcony Area: 8sqm approx.

Strata: \$2980pq approx.

Rates: \$542pq approx.

Land Tax: 698pq approx.

Disclaimer: All information contained herein is gathered from external sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own inquiries and satisfy themselves in all respects.

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	1TPHFMF
Property Type	Apartment
House Size	111 m2
EER	5.5
Including	Ducted Cooling Ducted Heating Intercom Balcony Gym Dishwasher

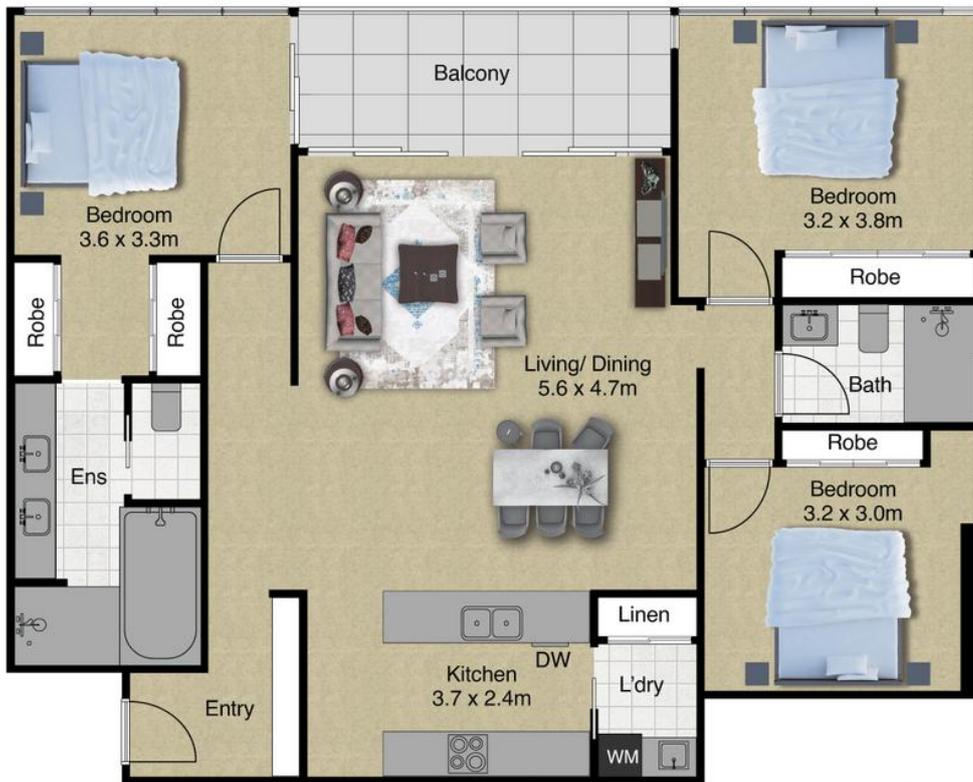
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Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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