




G01/19 Marcus Clarke Street, City

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EXCELLENCE IN LIFESTYLE & LOCATION

Fusing exquisite design with brilliant north-easterly natural light and a premium location, this exceptional loft style apartment is anything but ordinary. The intelligent design embraces space, practically and modern comfort, sure to surprise you at every turn. Sitting within a vibrant yet quiet locale, moments to all the city has to offer, enjoy the convenience the New Acton South has to offer - walking distance to the CBD and ANU, close to Lake Burley Griffin for an early morning run or bike ride.

Enter via your own private front gate and stairway, the courtyard is sunken and spacious - giving perfect peace and privacy from the hustle and bustle. Designed with meticulous consideration given to the injection of natural light and the creation of airy, mood enhancing spaces, luxurious living unfolds throughout the loft style layout. Soaring high ceilings and large windows announce your entry into spacious, open plan living and dining with deliberate fluidity between indoor and outdoor entertaining. The kitchen is an exquisite zone where high function and sophisticated elegance work in perfect cohesion. Articulated by clean lines, streamlined cabinetry with soft close drawers provide an exceptional workspace, sitting alongside quality Miele oven, cooktop, dishwasher. Further to the spacious

FOR SALE
\$675,000 +

AGENTS

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 **LJ Hooker**

pantry, there is an elegantly designed coffee/bar nook for added elegance and storage. The lower level also features a spacious powder room to provide for guests whilst entertaining, plus concealed laundry with quality washer & dryer provided.

Ascending the floating staircase, the upstairs will continue to surprise you. A spacious study with built in desk provides for a perfect home office, flooded with light, working from home will be a delight. Cleverly designed, a spacious walk-in robe gives further unexpected storage and convenience, plus perfect separation to the spacious loft style bedroom. Bathed in sunshine, large windows allow for a beautiful northerly aspect, double glazing providing for further year-round comfort and enjoyment in your personal retreat. Matching in distinction, the spacious ensuite provides dual vanities, a large walk-in shower and hidden WC for added privacy.

The high-quality features and inclusions are endless, including brand new carpet throughout, ducted reverse cycle heating and cooling, single secure parking space with storage cage, double glazed windows throughout and secure gated entrance with intercom just to name a few. Enjoy a short stroll into New Acton or the CBD, with all the food, arts, entertainment, retail and employment opportunities that go with it. Otherwise, a short bike ride will take you around Lake Burley Griffin or to Black Mountain tower. Understandably living here, you may never want to leave - residents also enjoy exclusive access to premium on-site amenities, including a rooftop garden and terrace.

- Spacious loft style home
- Private entry
- North-easterly aspect
- High ceilings, flooded with natural light
- Large, wrap around courtyard, sunken for privacy and noise protection
- Open plan living & dining area
- Kitchen with quality Miele appliances and extra coffee/bar nook
- Powder room to the downstairs level
- Spacious study area
- Large bedroom with walk in robe
- Premium ensuite with dual vanity, large walk in shower and private WC
- Double glazed windows
- Brand new carpet throughout
- Ducted reverse cycle heating and cooling
- Single car space with storage cage
- Complex gym and rooftop terrace

Living size: 76m² (approx.)

Courtyard size: 54m² (approx.)

Rates: \$409.10 p.q (approx.)

Land tax: \$485.21 p.q (approx.)

Body corporate: \$1,333.55 p.q (approx.)

Construction: 2010

EER: 6 stars



MORE DETAILS

Property ID	JA4H5W
Property Type	Apartment
House Size	130 m2
EER	6
Including	Toilets (2)

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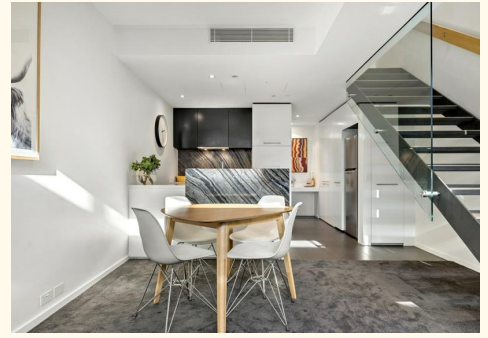
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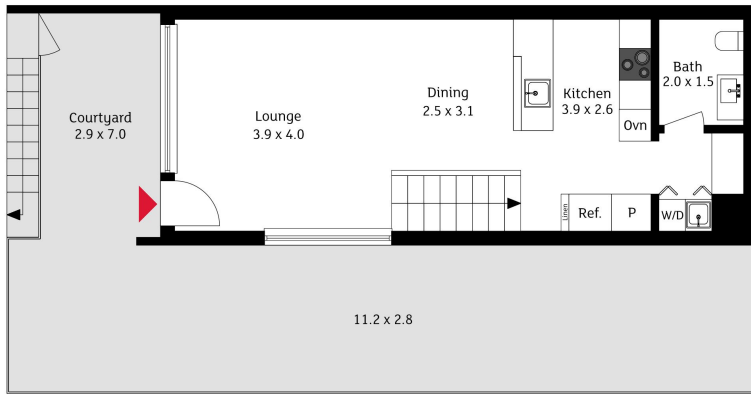
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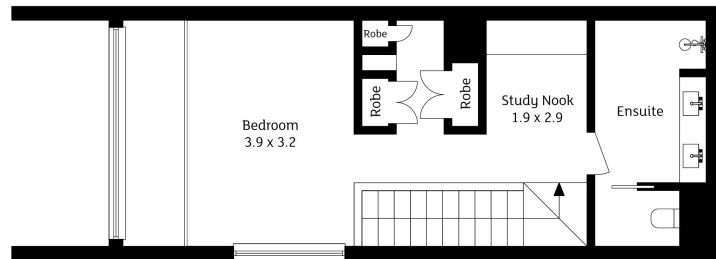
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Ground Level



Upper Level

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.

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