

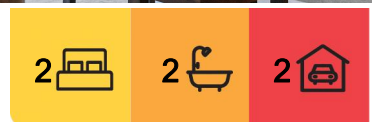


## City, 409/19 Marcus Clarke Street

### Executive Living in the Heart of the City

Located in the heart of Canberra's vibrant cultural precinct, this exceptional two-bedroom executive apartment at 409/19 Marcus Clarke Street offers a luxurious lifestyle wrapped in contemporary style and unmatched convenience. Perfectly positioned within the acclaimed New Acton South development, this residence is ideal for professionals seeking sophistication, comfort, and proximity to the city's premier dining, arts, and entertainment venues. A spacious open-plan layout flows effortlessly to a large courtyard balcony, where stunning views create the perfect setting for evening drinks, weekend brunches, or simply unwinding after a busy day.

Designed with meticulous attention to detail, the apartment showcases high-end finishes throughout. The modern kitchen is both functional and elegant, featuring sleek stone benchtops, premium Miele appliances, and a built-in dishwasher. Double-glazed windows ensure peace and quiet, while ducted reverse cycle air-conditioning keeps the space comfortable year-round. The light-filled lounge and dining area extend to the expansive



**For Sale**  
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**EER** ★★★★★★

**LJ Hooker Belconnen**  
(02) 6251 1477



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balcony, perfect for indoor-outdoor entertaining. Thoughtful built-in cabinetry in the entryway offers clever storage solutions without compromising style.

Accommodation is generously proportioned and thoughtfully arranged. The master suite impresses with a designer ensuite, walk-in robe, and direct balcony access, while the second bedroom includes a built-in robe and easy access to the main bathroom, complete with a luxurious bath. Additional features include a separate laundry with ample storage and a dryer, basement parking for two vehicles, and a secure storage facility. Residents also enjoy exclusive access to premium on-site amenities, including a gymnasium, cinema, and a communal BBQ area nestled within landscaped gardens.

Key Features:

- \* Two spacious bedrooms, master with ensuite and walk-in robe
  - \* Open plan living and dining area leading to large courtyard balcony
  - \* Designer kitchen with stone benchtops, Miele appliances, and dishwasher
  - \* Double-glazed windows, ducted reverse cycle air-conditioning throughout
  - \* Stylish main bathroom with luxurious bath
  - \* Separate laundry with storage and dryer included
  - \* Basement parking for two vehicles + storage facility
  - \* Access to on-site gym, cinema, and communal BBQ garden
  - \* Prime location in sought-after New Acton South precinct
- 
- \* Year Built: 2010
  - \* Living Size: 93 sqm
  - \* Balcony Size: 48 sqm
  - \* EER: 6.0
  - \* Rates: \$453 p.q.
  - \* Strata: \$1,969 p.q.

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 enquiries and satisfy themselves in all respects.

More About this Property

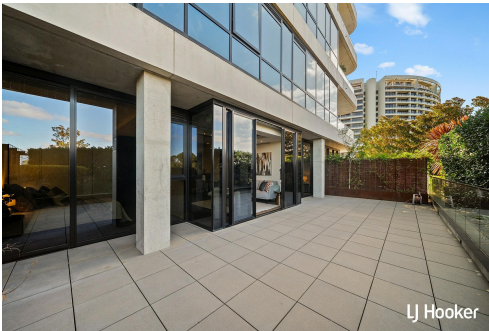
Property ID	HP08UF8H
Property Type	Unit
House Size	93 m2
EER	6

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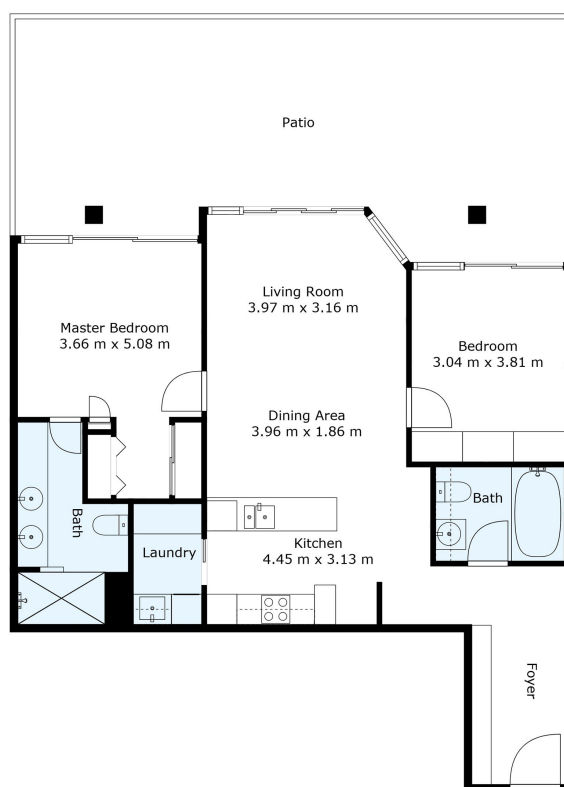
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