



Burgess Rawson

# Essential Service Medical Investment - Stamp Duty Exempt

**Sold**  
\$1,960,000  
Sold: Tue 03-Aug-21

Medical/Consulting • Offices • Retail

174-176, 44-46 Macquarie Street, Barton, ACT 2600

**Floor Area:**

169 m<sup>2</sup>

**Land Area:**

0.55ha (1.35 acres) (approx)



## Property Description

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- **Essential Service Medical Investment**
- **Stamp Duty Exempt**
- **10 Year Net Lease**

Auction Location: Yallumundi Rooms, Sydney Opera House, Sydney NSW 2000.

Burgess Rawson are delighted to offer for Sale by Auction this superb investment leased to an Essential Service Medical Provider, Sound CBR on a new 10 year NET Lease.

174-176/44-46 Macquarie Street is part of the Governor Place Development in the busy Government and Corporate Office precinct of Barton.

Barton is one of Canberra's most densely populated working precincts. There is over 320,000 sqm of office buildings to a workforce population of approximately 25,000 people with approximately 67% government workforce.

Governor Place is a mixed-use complex developed as a joint venture between Doma Group and Morris Property Group, two of Canberra's finest developers. The complex contains 171 residential apartments and 5 ground floor commercial tenancies. 44-46 Macquarie Street is only meters away from large Government departments such as the Australian Department of Foreign Affairs and Trade, Department of Human Services, Department of Finance, Australian Government Attorney-General's Department as well as industry associations, accountancy and legal firms supporting numerous 5 Star Hotels including the Realm Hotel Precinct and Parliament House.

Sound CBR is an experienced Physiotherapy operator (10 plus years in the industry) and focus on the specialised field of Women's Health and Pelvic Floor Physiotherapy. In addition Sound CBR offer prenatal and postnatal Pilates, bringing a new concept of female wellness to Canberra.

This exceptional asset provides a long-term investment for any keen investor.

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## Additional Details

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**Building**  
Partial

**Tenure Type**  
Tenanted  
Investment

**Parking  
Comments**  
Public on Grade

174-176, 44-46 Macquarie Street, Barton, ACT 2600



**Guy Randell**  
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**James Baker**  
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**Burgess Rawson Canberra Commercial - Dickson**  
G03/19 Challis Street, Dickson ACT 2602