

1/41 Forbes Street, Turner




## Luxury Three Bedroom Residence

This highly curated three bedroom residence features a unique design boasting soaring ceilings, floor to ceiling windows. Set amongst the character oak trees of Forbes Street, this impressive residence offers a special piece of architecture that confidently sits in an enviable locale close to everything.

Ground floor and offering front and rear courtyards, this property feels open and light throughout. Positioned close to light rail, Canberra City, O'Connor, Lyneham and Braddon. This is a bespoke opportunity to live in a distinctive residence in a City locale.

Features include:

- Double glazing
- Local developer with local interests, long track record of building high quality developments
- Sunny light filled apartments in beautiful tree lined street
- Combination of super white marble, Caesar stone and faux marble
- High windows and sliding doors
- Recessed pelmets with LED strip lighting
- Engineered oak flooring
- Dryer included

3  2  2 

### FOR RENT

Please Call

### AGENTS

Selena Wang  
0415 737 908  
[selena.wang@ljhcanberracity.com.au](mailto:selena.wang@ljhcanberracity.com.au)

### AGENCY

LJ Hooker Canberra City  
(02) 6249 7700

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.



- Reverse cycle air conditioner climate control in all rooms
  - Double oversized individual garage
  - CCTV and video intercom
- No current EER

The property has a valid exemption and is not required to comply with the minimum ceiling insulation standard.

#### Suburb Snapshot

Turner is a leafy early Canberra suburb, close to Canberra City and the Australian National University (located in the suburb of Acton).

Turner is named after Sir George Turner, a Federalist, legislator and one of the founders of the Australian Constitution. He was a Premier of Victoria, and later Federal Treasurer under prime ministers Barton, Deakin and Reid. Streets in Turner are mostly named after writers, legislators and pioneers.

#### Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this rental advertisement, LJ HOOKER CANBERRA CITY does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. We encourage prospective tenants to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

#### PETS:

Please be aware that at all stages of tenancy this property requires consent to be sought from the lessor for the keeping of any pets at the premises. Consent must be provided before any pets are at the premises.

#### RENTING BOOK:

[https://www.justice.act.gov.au/data/assets/pdf\\_file/0008/2443472/Renting-Book-May-2024.pdf](https://www.justice.act.gov.au/data/assets/pdf_file/0008/2443472/Renting-Book-May-2024.pdf)

## MORE DETAILS

Property ID	2FMMFHK
Property Type	Apartment
Including	Ducted Cooling Ducted Heating Floorboards Built-in-Robes

#### Selena Wang 0415 737 908

Property Investment Manager | [selena.wang@ljhcanberracity.com.au](mailto:selena.wang@ljhcanberracity.com.au)

#### LJ Hooker Canberra City (02) 6249 7700

1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601  
[canberracity.ljhooker.com.au](http://canberracity.ljhooker.com.au) | [sales@ljhcanberracity.com.au](mailto:sales@ljhcanberracity.com.au)

