







53/66 Allara Street, City

Inner-City Convenience in the Popular Forum Complex

Price Guide $385,000+

Positioned in one of Canberra City's most convenient locations, this well-presented one-bedroom apartment offers easy inner-city living with the Canberra Centre, Lake Burley Griffin, Commonwealth Park and Civic all within easy walking distance.

Set within the established Forum development, 53/66 Allara Street is a single-level apartment with a north-facing living area and balcony, bringing plenty of natural light into the main living space. The apartment features reverse-cycle air conditioning, electric cooking, a well-appointed kitchen with excellent storage and a separate laundry.

Residents enjoy access to an on-site gym, rooftop terrace with BBQ facilities, landscaped courtyard, secure entry and lift access. The location places Canberra's best shopping, dining, employment and recreational precincts right on your doorstep, with Braddon, ANU, Canberra Theatre Centre and Lake Burley Griffin all within easy reach.

Combining a highly convenient location with excellent resident

1 1 1

FOR SALE
$385,000+

VIEW
Fri 6th Nov @ 12:00PM - 12:15PM

AGENTS
Andrew Grenfell
0424 858 529
andrew.grenfell@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.

facilities and practical living, this is an opportunity for first-home buyers, professionals or investors seeking a low-maintenance home in the heart of Canberra City.

Internal: 66m2
Balcony: 7.4m2
EER: 6
Rate: $2,116 per annum (approx)
Body Corporate: $6,347 per annum (approx)

Features:
- One-bedroom, one-bathroom apartment
- Positioned within the popular Forum development
- Prime Canberra City location
- Easy-care inner-city living
- Secure basement car accommodation*
- On-site fully equipped gym
- Rooftop terrace with barbecue facilities
- Rooftop City and lake outlooks
- Landscaped internal courtyard and fountain
- Intercom access
- Lift access
- Security cameras throughout the complex
- Rubbish chutes on residential levels
- Centralised gas hot water system
- NBN fibre to the building
- Directly opposite Canberra Olympic Pool
- Pedestrian bridge access towards Commonwealth Park and Lake Burley Griffin
" Approx. 500m to Canberra Centre
" Easy access to restaurants, cafés, shopping and entertainment
- Convenient to ANU, government employment hubs and public transport

Whats nearby:

" Canberra Olympic Pool —approx. 0.1km
" Commonwealth Park —approx. 0.3km
" Lake Burley Griffin —approx. 0.3km
" Canberra Centre —approx. 0.5km
" Glebe Park —approx. 0.5km
" Canberra Theatre Centre —approx. 0.8km
" Canberra CBD / City Centre —approx. 0.8km
" Alinga Street Light Rail Stop —approx. 1.0km
" Braddon / Lonsdale Street dining precinct —approx. 1.2km
" Australian National University (ANU) —approx. 1.7km
" Australian War Memorial —approx. 1.8km
" Ainslie School —approx. 1.5km
" Campbell High School —approx. 1.6km
" Dickson College —approx. 4.6km

Disclaimer:
Disclaimer: All information contained herein is gathered from 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.

Photography Disclaimer: Some images may have been virtually staged to better showcase the true potential of the rooms and spaces in the home. Alternatively, while the property may have been staged for photography, it might be vacant during your inspection.

EER ★★★★★★

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.

LJ Hooker

MORE DETAILS

Property ID	2GE4FHK
Property Type	Apartment
EER	6
Including	Air Conditioning Balcony Gym Dishwasher Built-in-Robes Secure Parking







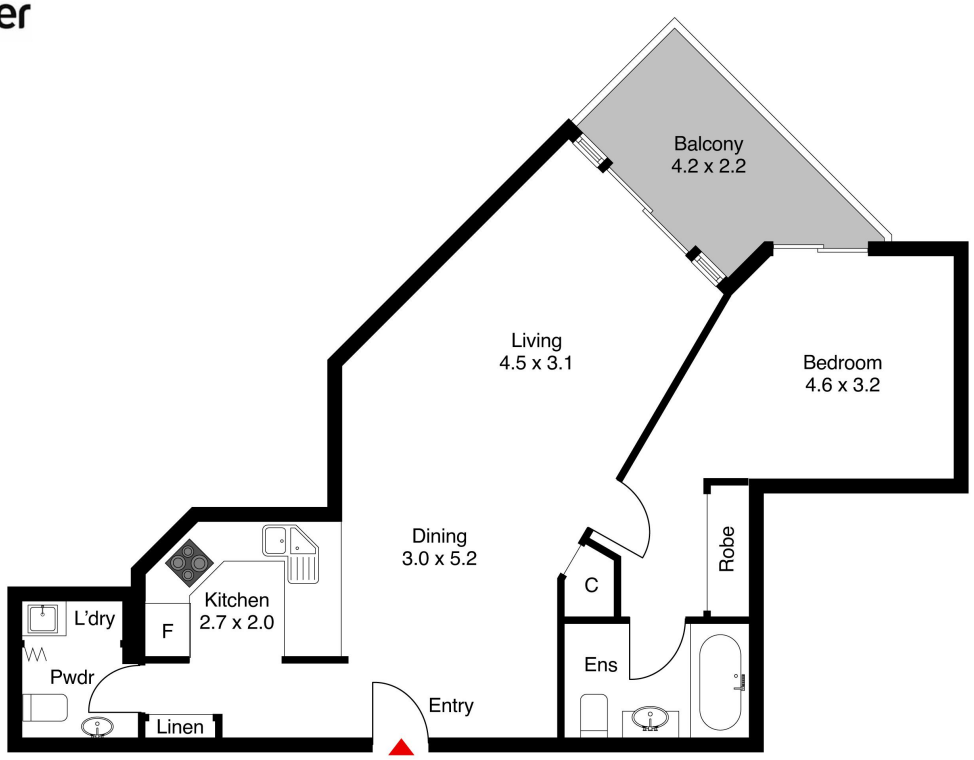




Andrew Grenfell 0424 858 529
Salesperson | andrew.grenfell@ljhcanberracity.com.au

LJ Hooker Canberra City (02) 6249 7700
1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601
canberracity.ljhooker.com.au | sales@ljhcanberracity.com.au

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.



The floor plan plan 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.

53/66 Allara Street, Canberra

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.