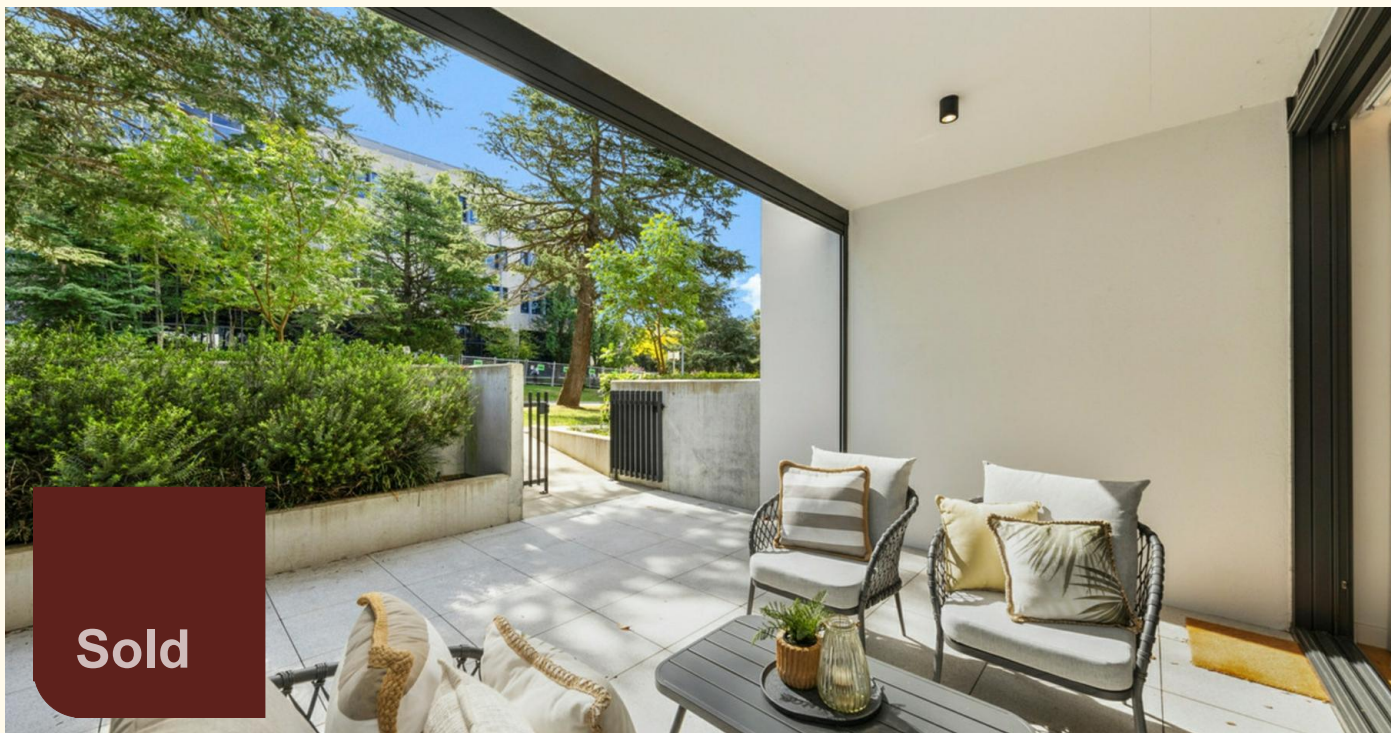




1/22 Canberra Avenue, Forrest

Stylish 3-Bedroom Apartment in Prime Lifestyle Location

Blending exceptional design with everyday functionality, Dominion Residences offers a refined lifestyle in a highly sought-after location. This beautifully appointed three-bedroom apartment showcases premium finishes, a well-considered layout, and a stylish urban aesthetic.

Natural light pours through expansive floor-to-ceiling windows and doors, enhancing the spacious open-plan living and dining areas. Timber flooring and modern track lighting create a warm yet contemporary atmosphere, while the interiors-crafted by acclaimed designers Capezio Copeland-reflect a perfect balance of elegance and practicality.

Designed with entertaining in mind, the home seamlessly connects indoor and outdoor living spaces. The sleek kitchen features quality European appliances, a stone island bench, and a generous butler's pantry-ideal for both casual meals and hosting guests.

Each bedroom is thoughtfully designed for comfort, complete with soft wool carpeting, ducted air conditioning, and built-in wardrobes. The bathrooms are beautifully finished with a combination of timber,

3 2 2

FOR SALE
By Negotiation

AGENTS

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AGENCY

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LJ Hooker

marble, and concrete elements, delivering a modern yet calming aesthetic.

The master suite offers a private retreat, complete with a spacious ensuite, floating vanity, and ample storage. A custom-built wardrobe with integrated features adds both style and functionality. The additional bedrooms are equally well-proportioned and include built-in robes.

Additional features include a secure double basement garage with automated access and extra storage space, ensuring both convenience and security.

Positioned just moments from the vibrant precincts of Manuka and Barton, as well as the lively waterfront at Kingston Foreshore, this residence offers the perfect combination of lifestyle and location.

Recognised as the Best Apartment Complex in the ACT in 2020, Dominion Residences sets a high standard for modern apartment living.

Features:

- 3 spacious bedrooms with built-in wardrobes
- Master bedroom with private ensuite and custom built-in robe
- 2 modern bathrooms with heated tiles, separate bath and shower
- Open-plan living and dining area filled with natural light
- Floor-to-ceiling windows and doors
- Timber flooring in living areas
- Designer kitchen with stone island bench
- Instant boiling and chilled water tap in kitchen
- European appliances
- " Butler's pantry / walk-in pantry
- " Seamless indoor—outdoor flow, ideal for entertaining
- Ducted heating and cooling throughout
- Double-glazed windows for insulation and noise reduction
- High ceilings enhancing space and light
- Electric blinds in living area
- Dedicated laundry with washing machine and dryer included
- Ample storage and cupboard space throughout
- Secure double basement garage with automated access
- Additional storage space

EER: 6

Rates: \$866pq (approx.)

Land Tax (for investors): \$798pq (approx.)

Strata: \$2,643pq (approx.)

Internal Living: 152sqm (approx.)

Outdoor Living: 35sqm (approx.)

Block Size: 187sqm (approx.)

UV: \$258,000 (2025)

Year Built: 2019

Rental Appraisal: \$1,000 - \$1,100 pw

Disclaimer:

While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.



MORE DETAILS

Property ID	1UMRFMF
Property Type	Apartment
House Size	187 m2
EER	6
Including	Ducted Cooling Ducted Heating Courtyard Built-in-Robes Secure Parking

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