



Forrest, 11/28 Canberra Avenue

Location, Convenience, Lifestyle

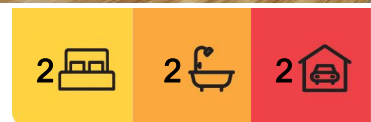
Nestled behind beautiful hedges in prestigious Forrest, this elegant first-floor apartment offers idyllic privacy while being perfectly positioned to enjoy everything Canberra's Inner South has to offer. This spacious apartment features a clever open plan design that maximizes natural light through its north-eastern aspect, creating a bright and welcoming atmosphere throughout.

The luxurious main bedroom boasts a generous walk-in robe, built-in robe, and an ensuite complete with bathtub, frameless shower, and floating stone-top vanity. The second bedroom includes built-in robe and is serviced by a beautifully appointed main bathroom finished to the same high standard. Both bedrooms enjoy the peaceful setting that makes this property so special.

At the heart of the home is the expansive open-plan kitchen and living area, designed for effortless entertaining and everyday comfort. The gourmet kitchen is a true showpiece,



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For Sale
\$949,000 - \$999,000

View
Sat 19th Jul @ 11:45AM - 12:15PM

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EER ★★★★★★

LJ Hooker Manuka
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featuring sleek stone benchtops, a striking 4-meter breakfast bar, and elegant frosted-glass splashbacks. Equipped with premium Miele appliances, including a gas hob, wall ovens, and a dishwasher, this space is both stylish and highly functional. Abundant cupboard space ensures ample storage, keeping everything neatly tucked away.

A dedicated study or creative space adds further versatility to the floorplan, making this home ideal for professionals, downsizers, or anyone seeking extra flexibility. The thoughtful design also includes a convenient European-style internal laundry with dryer, ducted reverse-cycle air conditioning for year-round comfort, and two secure parking spaces with additional storage.

Located just 600 meters, approx. from Manuka village, this apartment offers the perfect lifestyle balance with boutique shopping, fine dining, and vibrant cafes just a stone's throw away. With immediate access to The Parliamentary Triangle, Barton, Kingston, and Lake Burley Griffin, this rare Forrest sanctuary delivers low-maintenance yet luxurious living without compromising on space or comfort, truly representing Inner South living at its absolute finest.

Features:

- * Immaculate condition; Freshly painted and retiled throughout
- * Open-plan living room with timber floors, opening onto front balcony.
- * Study nook; with a built-in desk
- * Kitchen with Miele stainless steel appliances, stone benchtops, plenty of storage
- * Ensuite with bathtub
- * European laundry with dryer
- * Two car spaces and storage cage
- * Ducted reverse cycle heating and cooling
- * Within the Parliamentary Triangle
- * Walk to Manuka, Kingston & Lake Burley Griffin
- * Balcony with 2 large double sliding doors
- * 126sqm apartment (approx)
- * Added privacy with a sliding door closing off bedroom and bathroom from the open plan

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.



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More About this Property

Property ID	1TY2FMF
Property Type	Apartment
House Size	126 m2
EER	6
Including	Study Ducted Cooling Ducted Heating Balcony Dishwasher Floorboards Built-in-Robes Secure Parking

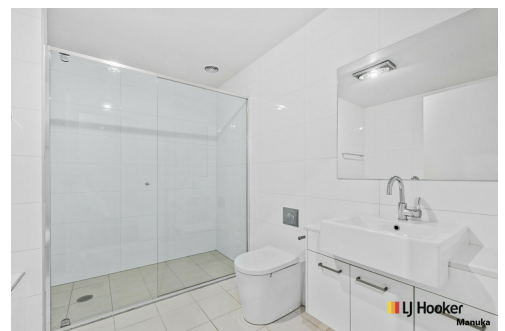
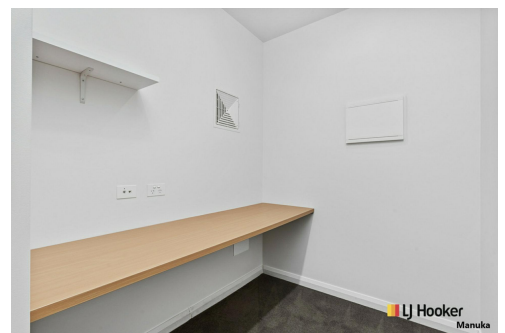
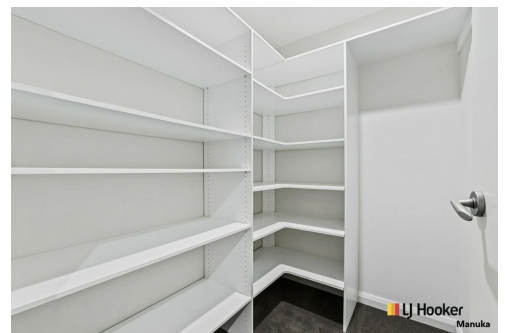
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