



## Forrest, 8/9 Fitzroy Street

The Sweet Spot of the Inner South!

Welcome to your fab new pad in the heart of Canberra's Inner South - a 2 bed, 2 bath, 1 car space apartment that's big on functionality and location. Positioned in the ever-popular Empire on the Park, whether you're a sharp-suited public servant, a savvy investor, or just love being close by to the inner south action, this place ticks all the boxes.

Location? Set right in the heart of Canberra's most coveted postcode, you're moments from:

- The Parliamentary Triangle - where politics, culture, and parklands collide
- Embassies and Government Department Buildings - reflecting the suburbs significance within the nations capital, and so close that you can stroll or ride to work
- Manuka Oval - a short stroll away for those partial to an AFL or Cricket match
- Lake Burley Griffin - for those sunrise walks, weekend cycles or paddleboards
- An array of shopping options - Manuka Shopping Centre (Coles and various amenities) and Kingston Shops (with an awesome Supabarn that Canberrans rave about)



**Disclaimer:** 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.

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2

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**For Sale**  
\$675,000+

**View**  
[ljhooker.com.au/35CRGCY](http://ljhooker.com.au/35CRGCY)

**Contact**  
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**EER** ★★★★★★

**LJ Hooker Gungahlin**  
(02) 6213 3999

- A feast of cafes, wine bars, and local eats - your social calendar just filled itself
- Gorgeous green spaces - where the trees are tall and the air feels calm and clean
- Transport and accessibility - a short drive to the CBD and well serviced by bus routes

Inside, it gets even better

- Two bedrooms cleverly separated for privacy - perfect for housemates, guests, or a quiet home office
- A modern, functional kitchen with everything you need to whip up your signature dish (or plate up Uber Eats in style)
- Not one but TWO exceptional balconies - one for morning coffee, one for evening drinks (or both, we don't judge)
- The dining and living area separated which provides flexibility
- A flowing layout that works for first home buyers, downsizers, professionals, or anyone chasing a low-fuss lifestyle
- Plus, an allocated car space in the secure carpark to keep your ride safe and sound

Some finer details and MORE incredible reasons that will make you want to move right in:

- A reputable complex built in 2001, professionally and carefully managed by Civium Strata with an active group of committee members
- 21 units in total - a mixture of residential and commercial - units 1, 2 and 7 are office spaces, and units 3 to 6 and 8 to 21 are residential.
- 102m<sup>2</sup> of total living (80m<sup>2</sup> internal, 15m<sup>2</sup> + 7m<sup>2</sup> balcony)
- The two balconies providing a beautiful amount of natural light (SE and NW)
- The rear balcony provides access to more space through a common property courtyard, perfect for those with pets or a just a little more room to move
- Loads of storage with built in robes to both bathrooms, an additional linen cupboard, plus a storage room in the secure basement
- An array of additional parking options for guests, both in the secure basement and external to the building
- Rates that don't break the bank (\$600pq)
- Estimated rental return of \$650 - \$680 per week
- Land tax that makes it a smart investment (\$825pq)
- Low body corporate rates at (\$974pq - \$617 admin + \$357 sinking fund)
- An energy efficiency rating of 5.0 ensuring year-round comfort
- NBN fibre to the building



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## More About this Property

<b>Property ID</b>	35CRGCY
<b>Property Type</b>	Apartment
<b>House Size</b>	102 m2
<b>EER</b>	5
<b>Including</b>	Ensuite Reverse Cycle Heating

### Carly Clough 0419 296 458

Licensed Agent ACT/NSW and Auctioneer | [cclough@ljhgungahlin.com.au](mailto:cclough@ljhgungahlin.com.au)

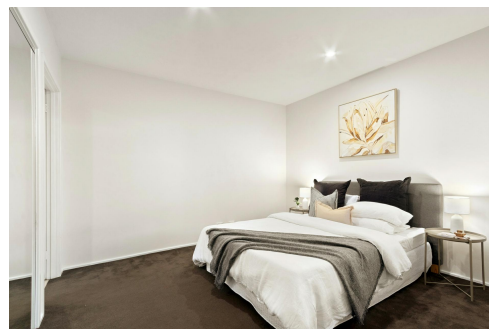
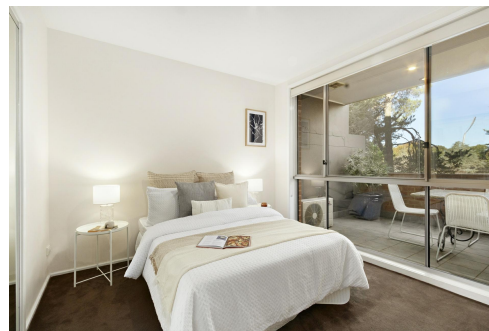
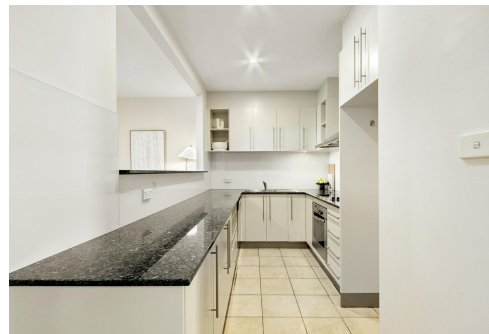
### Steph Hunt 0403 524 615

Sales Associate to Carly Clough | [shunt@ljhgungahlin.com.au](mailto:shunt@ljhgungahlin.com.au)

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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

8/9 Fitzroy Street, Forrest

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