

9/20 New South Wales Crescent, Forrest

1 1 1

Light-Filled North-Facing Apartment in the Heart of Forrest

Set within the beautifully crafted Grosvenor development, this spacious 68sqm one-bedroom apartment showcases quality construction, refined finishes, and an intelligent layout designed for comfortable modern living. Positioned in the heart of Forrest, the home offers exceptional convenience, with Manuka's shopping precinct, cafés, and Manuka Oval all just a short stroll away. The Parliamentary Triangle and Canberra's major offices and landmarks are also moments from your doorstep.

The modern kitchen is thoughtfully appointed with premium inclusions, featuring a Smeg cooktop and oven, ample storage, and elegant marble benchtops that elevate both form and function. Flowing seamlessly into the open-plan living and dining area, the space is enhanced by double glass doors opening to the balcony, where the prized northern aspect invites an abundance of natural light throughout the day.

The generously sized bedroom includes a built-in wardrobe, plantation shutters, and a split-system air conditioner to ensure year-round comfort. Adjacent is a well-designed bathroom featuring full-height tiling, a large vanity with marble benchtop, an oversized wall-mounted

FOR SALE
\$550,000+

AGENTS

Samuel Thompson
0412 300 774
samuel.thompson@ljhmanuka.com.au

AGENCY

LJ Hooker Manuka
(02) 6239 5551

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.



mirror, and a combined bath and shower, complemented by a separate powder room for added practicality.

Additional highlights include split-system air conditioning in the living area, a fixed display cabinet near the kitchen, secure basement parking, a lockable storage cage, lift access, and the peace of mind that comes with a quality-built complex.

Features:

- North-facing apartment filled with natural light
- Spacious 68sqm of internal living
- 6sqm private balcony ideal for year-round enjoyment
- Two split-system air conditioning units
- Plantation shutters throughout
- Built-in wardrobe to the bedroom
- Stylish kitchen with marble benchtops
- Quality Smeg cooktop and oven
- Bathroom with full-height tiling and marble-topped vanity
- Secure lift access
- Basement car parking
- Lockable storage unit in the basement
- Well-maintained complex built in 2003

Key Figures:

EER: 6

Rates: \$743pq (approx.)

Land Tax (for investors): \$1,077pq (approx.)

Strata: \$1,620pq (approx.)

Internal Living: 68sqm (approx.)

Outdoor Living: 6sqm (approx.)

Year Built: 2003 (approx.)

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	1UFYFMF
Property Type	Apartment
House Size	68 m2
EER	6
Including	Intercom Balcony Dishwasher Floorboards

Samuel Thompson 0412 300 774

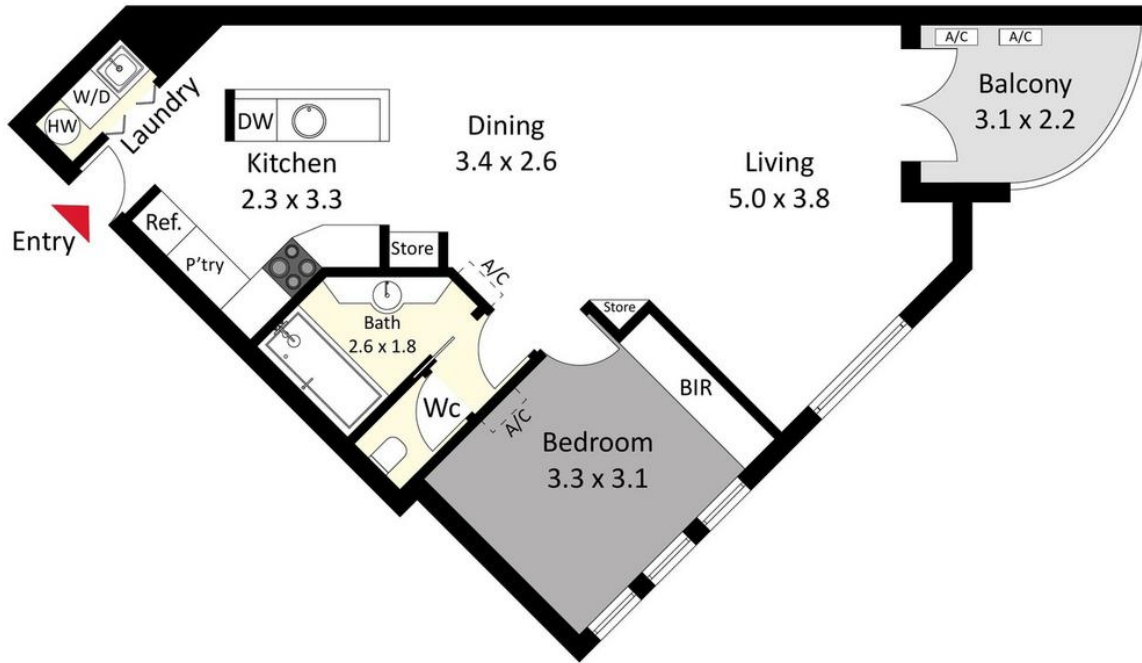
Property Consultant | samuel.thompson@ljhmanuka.com.au

LJ Hooker Manuka (02) 6239 5551

20 Bougainville Street, MANUKA ACT 2603

manuka.ljhooker.com.au | manuka@ljhmanuka.com.au





The floor plan is 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.

9/20 New South Wales Crescent, Forrest