






35 Canberra Avenue, Forrest

A Rare Opportunity in the Heart of Forrest Where Potential Meets Value

Offered to the market for the first time in 30 years, this boutique residence presents a truly rare opportunity for those seeking location, potential and affordability. Perfectly positioned on Canberra Avenue, its classic brick facade and distinctive street presence exude charm, character and versatility.

Step inside to discover generous proportions, high ceilings and abundant natural light streaming through the signature multi-pane windows. The home's solid brick construction and period detailing create an inviting warmth, while the thoughtful layout lends itself to comfortable family living, commercial use or a blue-chip investment. For those with vision, this is the perfect renovator's gem with scope to enhance and personalise a heritage property in one of Canberra's most coveted suburbs.

Externally, the property features a private driveway, garage, ample parking and neatly landscaped surrounds, creating a serene and elegant setting. Ideally located just moments from the Parliamentary Triangle, Manuka Village, Kingston Foreshore, top schools, public

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FOR SALE
\$1,390,000 - \$1,590,000

VIEW
Wed 8th Apr @ 12:30PM - 1:00PM

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

transport and beautiful parklands, it offers all the convenience of city-adjacent living.

Live in Forrest for a fraction of the price of comparable homes while unlocking extraordinary potential. Whether you're looking to occupy, renovate or invest, 35 Canberra Avenue is a rare opportunity to secure a landmark property where location, charm and value converge.

Features:

- Classic Heritage Art Deco architecture with timeless brickwork and period character
- 3 bedrooms plus study and 1.5 bathrooms
- Generous, light-filled living spaces with large multi-pane windows
- Versatile spaces suitable for residential living, commercial use or a combination of both
- Huge rear parking area, private driveway and secure garage
- Opportunity to enhance, modernise and personalise
- Exclusive Forrest address surrounded by premium amenities
- Walking distance to Manuka, Kingston and key government precincts
- Ideal for multipurpose use, offering flexibility and potential
- Affordable living in Forrest

Key Figures: (approximations)

EER: 1

Rates: \$972pq (approx.)

Internal Living: 134.8 sqm (approx.)

Block Size: 473sqm (approx.)

UV: \$690,000 (2025)

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	1UDBFMF
Property Type	DuplexSemi-detached
House Size	134 m2
Land Area	474 m2
EER	1

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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.

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