







12/77 Macarthur Avenue, O'Connor

Leafy Outlook, Inner North Lifestyle

Peacefully positioned overlooking established greenspace, this beautifully presented ground floor apartment offers a rare combination of privacy, convenience and a leafy outlook, all within one of O'Connor's smaller boutique developments.

Designed for effortless everyday living, Apartment 12 enjoys a spacious open-plan layout that flows seamlessly to a generous private courtyard, where the tranquil outlook across landscaped open space and the adjoining walking and cycling path creates a setting that's rarely found in apartment living.

The modern kitchen is both stylish and functional, featuring quality appliances and ample storage, while the generous bedroom includes built-in wardrobes and is serviced by a contemporary bathroom with clean, timeless finishes. A dedicated study nook provides the perfect work-from-home space or study area, adding valuable flexibility to the home's thoughtful design. Reverse-cycle heating and cooling ensure year-round comfort, with secure basement parking and a lock-up storage cage providing added practicality.

Whether it's your morning coffee surrounded by greenery, an

1 1 1

FOR SALE
$399,000+

VIEW
Thu 5th Nov @ 1:00PM - 1:30PM

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LJ Hooker Dickson
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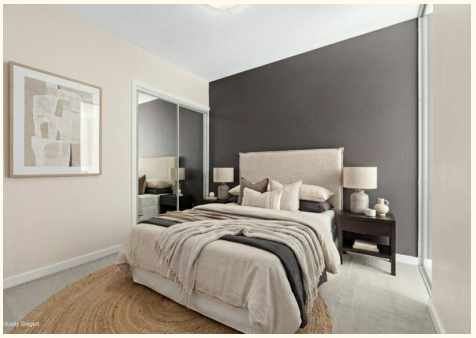
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Interested parties must rely solely on their own enquiries.

afternoon stroll along the nearby shared paths or the convenience of having the light rail, O'Connor Shops, the Australian National University and Canberra's City Centre all within easy reach, this is a home that perfectly balances lifestyle and location.

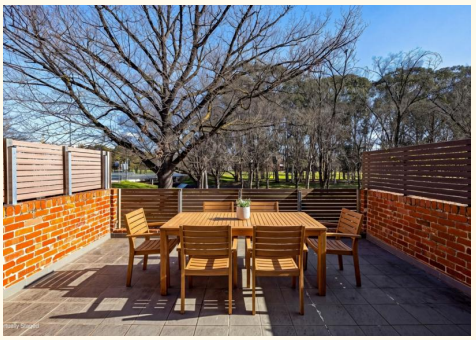
Ideal for first home buyers, downsizers or investors alike, this is an opportunity to secure a quality apartment in a tightly held complex where convenience meets peaceful living.

At a glance:

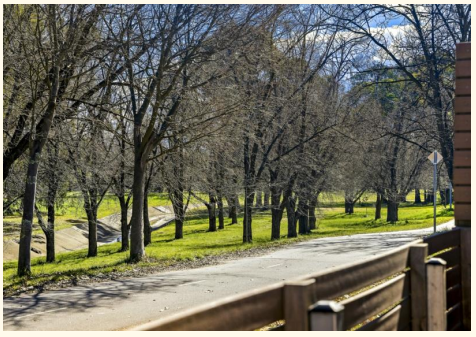
- Ground floor apartment with private 21m2 courtyard
- Leafy outlook across established greenspace
- Direct access to nearby walking and cycling paths
- Boutique complex of just 23 apartments
- Dedicated study nook
- Spacious open-plan living and dining
- Modern kitchen with quality appliances
- Generous bedroom with built-in wardrobe
- Contemporary bathroom
- Reverse-cycle heating and cooling
- European laundry
- Secure basement car space
- Lock-up storage cage
- Short stroll to the Macarthur Avenue Light Rail stop
- Minutes from O'Connor Shops, ANU and Canberra City











MORE DETAILS

Property ID	1HKNJ4F92
Property Type	Apartment
House Size	53 m2
EER	6
Including	Study
	Air Conditioning
	Intercom
	Balcony
	Built-in-Robes

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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.

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