





1/37 Forbes Street, Turner

Brand New Ground Floor - 4 bedrooms - 2 x Courtyard Spaces

This is truly a unique opportunity with 194sqm of living space and 167sqm of outdoor space; almost certainly the largest single level apartment available in the area.
With the owners keen to sell, do not miss your opportunity to pop through an open home or call for a private viewing.

The ASHLEY Residences; a new development completed in 2025 that redefines elevated living along with the convenience of a blue chip, Inner North location. Positioned within a rarely found boutique development of just eight residences, this ground-floor apartment delivers the scale and comfort of a standalone home with the ease of low-maintenance living.

At the heart of the home is a beautifully appointed kitchen featuring premium Miele appliances, stone benchtops and abundant storage. Enjoy the convenience of the butler's pantry with loads of additional storage and workspace.

The four bedrooms are well proportioned, all with built in storage, the

4 2 2

FOR SALE
$1,799,000+

VIEW
Sat 7th Nov @ 11:45AM - 12:15PM

AGENTS

Ben Jones
0420863351
ben.jones@ljhookerprojects.com.au

Kaylene King
0409 574 178
kaylene.king@ljhcanberracity.com.au

AGENCY

LJ Hooker Canberra City
(02) 6249 7700

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.

main bedroom is segregated and private. Floor-to-ceiling double-glazed windows flood the interiors with natural light, while zoned & ducted reverse-cycle air conditioning ensures year-round comfort.

A rare highlight is the spacious landscaped front and rear private courtyards, creating seamless indoor-outdoor living and the perfect setting for entertaining or relaxing.
Located just minutes from Canberra's CBD, you'll enjoy the best of Turner with its leafy streets, cafés, parks, schools and transport all within easy reach.

Property Highlights:
- Ground floor apartment in boutique development of only 8 residences
- Lift access from basement for convenient step-free entry
- Internal stair access to the basement, providing convenience & additional under stair storage
- EV charging provision for each apartment
- Main bedroom & ensuite are segregated from the additional 3 bedrooms

& main bathroom

- Two segregated living spaces provide flexibility
- Premium kitchen with Miele appliances and stone benchtops
- Butler's pantry provides additional storage & preparation space
- Separate laundry with dryer
- Floor-to-ceiling double-glazed windows and sliding doors
- Zoned ducted reverse-cycle air conditioning
- Spacious front and rear private courtyards + a summer balcony
- Dedicated study nook ideal for working from home
- Both bathrooms feature full-height tiling, quality fixtures & fittings
- Secure car accommodation plus storage facility
- Quiet, brand-new development completed in 2025
- Prime inner-city location just minutes from the CBD
- Flat easy walk to your light rail stop

The numbers;
- Internal living: 194sqm
- Private front & rear courtyards: 156sqm
- Additional balcony: 11sqm
- Double car accomodation
- Body corp fees: approx. $2,130.87 per quarter
- EER: 6 stars

Disclaimer:
Disclaimer: All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.

Photography Disclaimer: Some images may have been virtually staged to better showcase the true potential of the rooms and spaces in the home. Alternatively, while the property may have been staged for photography, it might be vacant during your inspection.



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.

MORE DETAILS

Property ID	2G9BFHK
Property Type	Apartment
EER	6

Ben Jones 0420863351
ACT & NSW Licensed Agent | ben.jones@ljhookerprojects.com.au
Kaylene King 0409 574 178
ACT Licensed Agent and Auctioneer |
kaylene.king@ljhcanberracity.com.au

LJ Hooker Canberra City (02) 6249 7700
1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601
canberracity.ljhooker.com.au | sales@ljhcanberracity.com.au



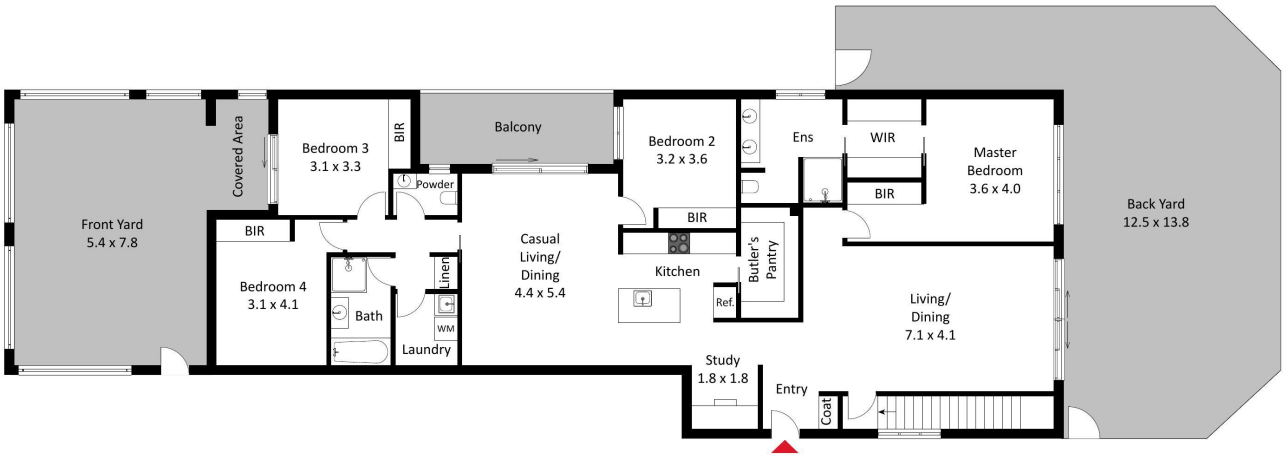








All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



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.

1/37 Forbes Street, Turner

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.