

117/77 Northbourne Avenue, Turner




## Inner-City Living Without Compromise

### FIND.

Positioned within the sought-after 'The Avenue' complex, this spacious split-level apartment offers a rare combination of size, functionality and inner-city convenience. Located on level five, the home enjoys an elevated position with generous proportions and a well-considered layout that separates living from accommodation. With modern updates throughout and access to excellent communal amenities, this is an outstanding opportunity for professionals, investors or those seeking a low-maintenance lifestyle close to the CBD.

### LOVE.

Set across a unique split-level design, the apartment offers both space and flexibility rarely found in apartment living. The open plan living, dining and kitchen area forms the heart of the home, enhanced by hybrid timber-look flooring and a seamless flow to a private balcony, perfect for relaxing or entertaining. The renovated kitchen features induction cooking, modern finishes and ample storage, making it as practical as it is stylish. A dedicated study nook adds further versatility, ideal for working from home. Upstairs, two well-proportioned bedrooms both include built-in robes,

2  2  2 

### FOR SALE

Sale by Negotiation

### VIEW

Sat 13th Jun @ 10:00AM - 10:30AM

### AGENTS

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### AGENCY

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with the main bedroom enjoying its own private balcony. Two bathrooms, a European laundry, and split system heating and cooling ensure everyday comfort and convenience, while brand new carpet adds a fresh and inviting feel.

#### LIVE.

The apartment includes tandem parking for two cars plus a storage shed, offering rare practicality for a property of this kind. Residents of The Avenue also enjoy access to communal amenities including two swimming pools, adding to the lifestyle appeal.

Positioned along Northbourne Avenue, you're just moments from the Canberra CBD, light rail, cafes, restaurants and local amenities. Whether you're commuting, dining out or enjoying everything the city has to offer, this location places it all within easy reach.

#### ABOUT THE AREA

##### Local Transport:

Light rail access along Northbourne Avenue  
Easy access to major arterial roads and CBD

##### Shopping & Dining:

Canberra CBD  
Braddon dining precinct  
Dickson shops and restaurants

##### Schools:

Australian National University  
Merici College  
Turner School

#### WHAT THE OWNER LOVES

"The wonderful upgraded kitchen enables me to provide an excellent home cooked feast for multiple friends. Being able to venture forth to Lonsdale Street for a late night beverage after said feast has facilitated in completing many excellent evenings."

#### OVERVIEW

Two-bedroom with built-in robes  
Two bathrooms  
Open plan living, dining and kitchen  
Renovated kitchen with induction cooking  
Study nook  
European laundry  
Brand new carpet  
Hybrid timber-look flooring  
Two balconies (main bedroom and living area)  
Split system heating and cooling  
Tandem two-car parking  
Storage shed (approx. 1.5m x 1.5m)  
Located on level 5  
Access to two communal pools within complex

#### RATES / SIZE

Living Size: 91sqm approx.  
Body Corporate: \$1,689 p.q approx.  
Special Levy: \$1,458 p.q approx.  
Rates: \$2,215p.a approx.  
Land Tax: \$2,682p.a approx.  
EER: 6.0  
Year Built: 2005

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## MORE DETAILS

Property ID	1J1EF9U
Property Type	Apartment
House Size	91 m2
EER	6

### Eoin Ryan-Hicks 0424 042 419

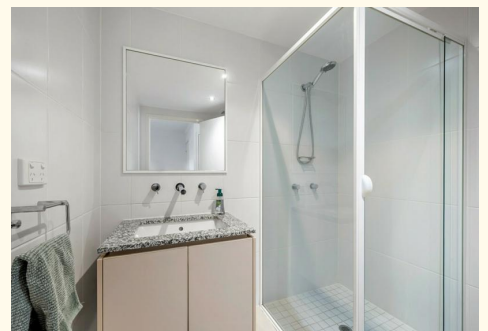
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### Olivia Schultz 0415 366 287

Licensed Agent | Team Ryan-Hicks | olivia.schultz@ljhkipax.com.au

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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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