

Turner, 176/56 Forbes Street

Forthcoming auction; OFFERS ENCOURAGED PRIOR

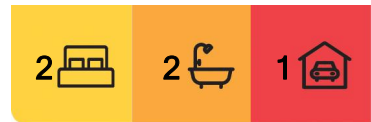
Elevation, views & convenience.

Elevated and offering uninterrupted views to Black Mountain along with the convenience of living centrally; you must prioritise an inspection of this wonderful apartment.

The points of difference to consider in this particular apartment, center around the additional time, effort and cost that the current owner has invested to maximise the storage and comfort of the apartment. The biggest example of this is additional custom joinery to the apartment, in particular the kitchen and laundry.

The feel of the apartment is light and fresh, you'll appreciate the engineered timber flooring, the full height double glazed windows and the easy flow from the indoors out to the balcony to enjoy the green, calming views.

The location places you just moments away from a light rail stop, you can walk or bike ride to Dickson, Lyneham, O'Connor or the city to enjoy local living at its best. There are lovely playing fields and green spaces close by if you have a pet. If staying at home is your thing



For Sale
\$599,000+

View
ljhooker.com.au/2C7UFHK

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EER ★★★★★

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then why not invite some friends over to enjoy the roof top garden and the stunning views. This development, designed by Stewart architecture and built by the very highly respected Chase construction company means you can buy with confidence in the future of this wonderful building.

Property Features;

*Kitchen with stone worktops, additional custom joinery added to maximise storage & enhance the look & feel of the space. Fisher & Paykel appliances including integrated dishwasher, integrated fridge. The owner also installed custom pull out garbage cupboards.

*Engineered timber floors to the living spaces and carpet to the bedrooms

*Bathrooms with full height tiling, underfloor heating + quality fixtures & fittings

*A full separate laundry with additional custom joinery fitted to maximise storage

*Both bedrooms have generous built in storage

*Luxaflex 'honeycomb' blinds throughout

*Full height double glazing

*Reverse cycle heating & cooling

*A fully equipped gym & roof top garden to enjoy

*Secure car space + storage

*Construction complete; 2019

*Living size; 78sqm + balcony

*Rates; \$476.66 per quarter

*Land Tax; \$550.00 per quarter IF RENTED

*Body Corp; \$1,187.00 per quarter

*All figures are approximate

Location;

*Enrolment Area for Turner Primary School

*Flat easy walk to Lyneham or O'Connor shops

*Within a 5 minute walk to the Light Rail Stop

*Approximately a 10 minute walk to Dickson

*Approximately a 20 minute walk to Braddon Dining Precinct

*Approximately a 5 minute drive to the Canberra CBD

*Lots of bike paths and green spaces close by



More About this Property

Property ID	2C7UFHK
Property Type	Apartment
House Size	78 m2
EER	6

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