

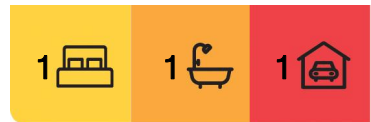


## Turner, 3/12 Condamine Street

Modern Living in a Picturesque Neighbourhood

Nestled on a picturesque, leafy street, this stunning ground-floor apartment in the exclusive Jade development offers the perfect blend of modern sophistication and peaceful, nature-filled living. Thoughtfully designed for those who appreciate style and practicality, the apartment features a spacious bedroom complete with built-in robes and direct access to a well-appointed two-way bathroom, making it a haven for comfort and convenience. The seamless open-plan living area is the heart of the home, where the living, dining, and kitchen spaces come together to create a flowing, functional layout. The sleek kitchen is equipped with Bosch appliances, laminate bench tops, and electric cooking perfect for culinary creativity.

What sets this apartment apart is its intelligently designed separate study nook—a quiet retreat for focused work or artistic endeavours. Step outside into your very own oasis, where the 38m<sup>2</sup> fenced courtyard invites you to unwind in privacy. This expansive outdoor area is a blank canvas, ready for your personal touch—whether it's creating a lush urban



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EER ★★★★★



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garden, setting up an outdoor dining area, or simply soaking in the tranquillity of your leafy surroundings.

Beyond the apartment, the vibrant local community offers unmatched convenience. Situated just moments from Turner Primary School, the green expanses of Haig Park, and the eclectic O'Connor shops, you'll find everything you need right at your doorstep—from cozy cafes and lively bars to essential services like pharmacies and local shops. For those with an active lifestyle or a passion for learning, the Australian National University and City Centre are both mere minutes away, connecting you to the energy of city life while allowing you to retreat to the peaceful green suburb at the end of the day.

With an impressive 61m<sup>2</sup> of internal living space, complemented by the sprawling courtyard, this apartment strikes the perfect balance between indoor comfort and outdoor enjoyment. It's more than just a place to live; it's a serene retreat in the heart of the city, offering an unparalleled lifestyle for those who seek tranquillity without sacrificing proximity to urban amenities.

Features:

Development: Jade

Small boutique complex, minutes to the City Centre

Ground floor apartment

Open plan living, kitchen & dining

Electric cooking

Laminate bench tops

Separate study nook

Built-in storage

Large main bedroom with built-in robes

Two-way bathroom

Accessible unit

Reverse cycle heating and cooling

Carpet flooring

Double glazed windows

Bosch appliances in kitchen

Electric hot water unit

Large, fenced courtyard

European laundry

Pet friendly

CrimSafe security doors

Single car space with storage cage in secure basement

In proximity you will find Turner Primary School, The Ruc which is the local's favourite, Haig Park, O'Connor shops which has local cafes, bars, chemist and pathology, The Australian National University, childcare centres and minutes away from the City.

Essentials:

EER: 5.5

61m<sup>2</sup> of living

38m<sup>2</sup> courtyard

Rates: \$639.58 per quarter (approx.)

Land Tax (investors only): \$919.63 per quarter (approx.)

Rental estimate: \$490-\$510 per week

Strata: \$1,393.86 per quarter (approx.)



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Age: 17 years (built in 2007)

## More About this Property

<b>Property ID</b>	2BTYFHK
<b>Property Type</b>	Apartment
<b>House Size</b>	107 m <sup>2</sup>
<b>EER</b>	5.5
<b>Including</b>	Courtyard

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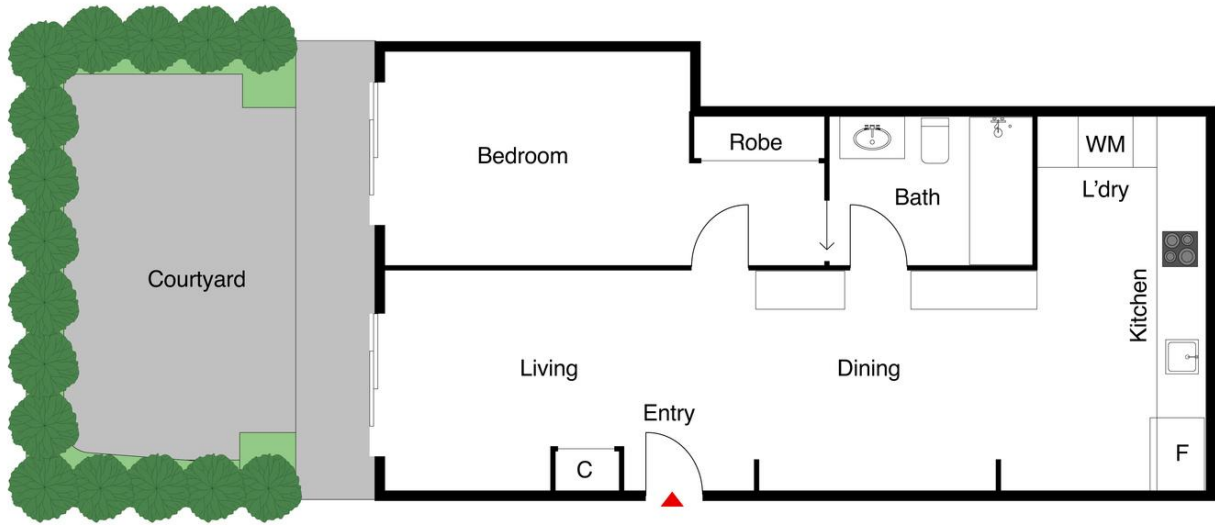
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The site plan and area not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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