






32/54 Moore Street, Turner

## MANHATTAN- Call it home.

Located in the prestigious "Manhattan" complex, with ONLY 32 units, this immaculate three-bedroom, two-bathroom apartment is one of only two apartments located on the top floor. The secure complex with video fob access, basement CCTV, two basement side by side carparks and internal lift access provide a high level of security and peace of mind.

The seamless layout of the unit ensures a practical and inviting living experience. The master bedroom features its own walk-in robe and ensuite, whilst the other two bedrooms contain large built-in robes and share easy access to the main bathroom, (complete with a bathtub). Large windows throughout the apartment provide plenty of natural light, a sense of space and warmth, and views of Mount Ainslie, Black Mountain/Telstra tower and the nearby parklands.

Freshly painted interiors and new roller blinds give the home a bright and modern feel, while the new oven, cooktop and rangehood add style and functionality to the kitchen. The large, combined living and dining room leads to an East facing balcony, perfect for watching the sun rise over Mount Ainslie whilst having your morning coffee. The dining room, located adjacent to the kitchen, creates the opportunity for intimacy and engagement whilst hosting friends and family.

3  2  2 

### FOR SALE

Offers Over \$899,000

### AGENTS

Carly Clough  
0419 296 458  
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### AGENCY

LJ Hooker Gungahlin  
(02) 6213 3999

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

This well-regarded complex deserves special recognition. Built in 2003, it has undergone significant upgrades in recent years, including re-rendering, fresh paint inside and out, new common area carpets and new waterproofing—ensuring both quality and longevity. Additional enhancements such as lift refurbishments, upgraded CCTV security, new bike racks, and a thoughtfully designed communal library and breakout area for kids further elevate the appeal. Whether you're a downsizer, a professional needing easy access to public transport, or a first home buyer, this apartment offers peace of mind, knowing you're purchasing in a well-maintained and reputable building.

Location is everything! Turner is one of Canberra's most desirable suburbs, situated just north of the CBD. Blending heritage charm with tree-lined streets and modern conveniences, it offers the best of both city living and suburban tranquillity. Its prime location provides easy access to Canberra City, the Australian National University (ANU), Braddon's bustling dining and entertainment scene, and expansive parklands. Well-connected by public transport and highly walkable, Turner is perfect for those seeking a vibrant yet peaceful lifestyle. You will be spoilt for choice with Braddon's hub of restaurants, bars and café's just a short stroll away, alongside a variety of shops and beautiful Haig Park.

The features:

- 3 bedrooms, 2 bathrooms, (main bathroom with bathtub)
- Secure basement carparking with 2 car spaces + storage cage
- Large master bedroom with built in robes and ensuite
- Bedroom 2 and 3 with built in robes
- Master and bedroom 2 with views to Black Mountain and Telstra Tower
- Bedroom 3 with views to Mt Ainslie
- Open plan living and dining space flooded with natural light
- Great sized kitchen with new oven, cooktop and rangehood
- Ducted reverse cycle air conditioning (heating & cooling)
- Carpeted throughout
- Freshly painted and new roller blinds on all windows
- Large (160L) electric hot water system
- Abundant natural through large windows and two balconies
- Fantastic location connecting you to the CBD, public transport, The Canberra Centre, local schools and shops
- A very active executive committee ensuring the building and grounds are well maintained
- NBN fibre to the node

The details:

- 'Manhattan' Apartment Complex (32 in complex - only 2 share the top floor)
- Size: 106m<sup>2</sup> living, 1 x 4m<sup>2</sup> balcony, 1 x 3m<sup>2</sup> balcony, 2 x 13m<sup>2</sup> side by side car parks, 1.7m<sup>2</sup> storage cage)
- EER: 5
- Built: 2003
- Rates: \$631pq (approx.)
- Body Corporate admin & sinking fund: \$2005 pq (approx.) BODY CORPORATE - You won't find a more proactive body corporate.
- Rental appraisal: \$800-\$850 per week

Convenient location, with just a 5 min walk to;

- 5 min (400m) walk to Elouera Street light rail station
- 9 min (600m) walk to the centre of Lonsdale Street (Grease Monkeys/Bentspoke)
- 12 min (900m) walk to ANU
- 17 min (1.3k) walk to the Canberra Centre (Coles)
- 17 min (1.3k) walk to IGA O'Connor/The Duxton
- 15 min drive to Canberra Airport

## MORE DETAILS

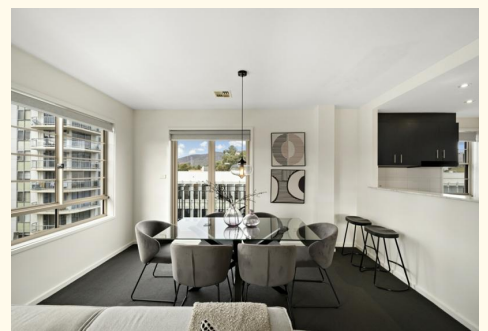
Property ID 35D1GCY  
Property Type Apartment  
House Size 113 m2  
EER 5  
Including Air Conditioning  
Ducted Cooling  
Ducted Heating  
Electric Cooking

### Carly Clough 0419 296 458

Licensed Agent ACT/NSW and Auctioneer |  
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### LJ Hooker Gungahlin (02) 6213 3999

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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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