





33/18 Moore Street, Turner

Penthouse Living with Spectacular Black Mountain Views and Exceptional Space

Commanding a prized, top-floor and single level position with breathtaking panoramic views to Black Mountain, this oversized one-bedroom residence offers an outstanding opportunity to secure a premium inner-city retreat defined by space, natural light, and uninterrupted scenery. Generously proportioned at approximately 73m, this apartment is significantly larger than most one-bedroom offerings, delivering a rare sense of openness and comfort rarely found in city living.

The expansive open plan living and dining area is framed by large windows and flows seamlessly to a private balcony, where sweeping elevated views across Black Mountain create a stunning backdrop for both entertaining and quiet relaxation. Whether enjoying your morning coffee or unwinding at sunset, this outdoor space captures the very best of Canberra's natural beauty.

The well-appointed kitchen combines functionality and quality, featuring granite benchtops, stainless steel appliances, and excellent storage - perfectly designed to complement the spacious living zone.

1 1 1

FOR SALE
$469,000 +

VIEW
Sat 7th Nov @ 11:30AM - 12:00PM

AGENTS

Jane Macken
0408 662 119
jane.macken@ljhwodenweston.com.au

Emma Irwin
0422415008
emma.irwin@ljhwodenweston.com.au

AGENCY

LJ Hooker Woden | Weston
(02) 6288 8888

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 oversized main bedroom provides a peaceful retreat, complete with generous built-in wardrobe and easy access to the modern bathroom, which includes floor-to-ceiling tiling and a European-style laundry. Adding to the home's exceptional versatility is the dedicated study area - a highly valuable inclusion ideal for working from home. This space offers the flexibility to remain open for integrated living or be enclosed to create a private home office or guest accommodation if desired.

Additional comforts include secure basement parking, intercom access, lift service, and reverse-cycle heating and cooling unit. Residents also enjoy access to premium complex amenities including a swimming pool and barbeque area, enhancing both lifestyle and investment appeal. Currently rented at $620 per week on a month-to-moth basis, this is an incredible opportunity for both owner-occupiers and investors alike.

Perfectly positioned on the doorstep of the CBD, this exceptional residence is within easy reach of Australian National University, Braddon's vibrant dining precinct, government offices, parks, and transport. Combining remarkable views, oversized proportions, and unmatched convenience, this is a rare opportunity to secure a sophisticated and spacious inner-city home.

Key Features:

Top-floor, single level position with breathtaking panoramic views to Black Mountain
Exceptionally spacious one-bedroom apartment
Expansive open plan living and dining filled with natural light
Private balcony capturing stunning elevated mountain views
Generous bedroom with built-in wardrobe
Dedicated study space, provision to enclose for privacy or guest use
Quality kitchen with granite benchtops and stainless steel appliances
Modern bathroom with floor-to-ceiling tiling and European laundry
Reverse-cycle heating and cooling for year-round comfort
Secure basement parking with intercom and lift access
Access to complex pool and barbeque facilities
Premium inner-city location close to ANU, Braddon, parks, and CBD amenities
Currently rented on a month-to-month basis at $640 per week
Option to purchase semi furnished
Agent interest

Living size: 73m2 (approx.)
Rates: $408.29 p.q (approx.)
Land tax: $483.64 p.q (approx.)
Body corporate: $1,415.25 p.q (approx.)
Remaining special levy contribution: $1,222.15 p.q (approx)
Construction: 2005
EER: 5.5 stars



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

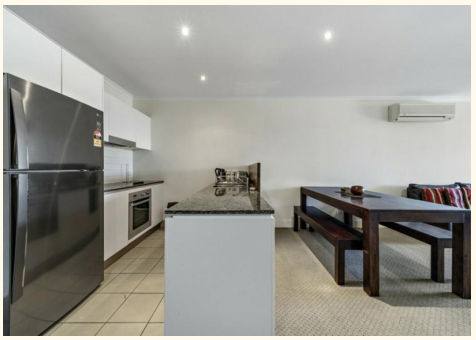
Property ID	JT0H5W
Property Type	Apartment
EER	5.5

Jane Macken 0408 662 119
Franchise Owner, Licensee, Licensed Agent ACT/NSW |
jane.macken@ljhwodenweston.com.au
Emma Irwin 0422415008
Sales Consultant to Jane Macken |
emma.irwin@ljhwodenweston.com.au

LJ Hooker Woden | Weston (02) 6288 8888
23 Brierly Street, WESTON CREEK ACT 2611
westoncreek.ljhooker.com.au | reception@ljhwodenweston.com.au



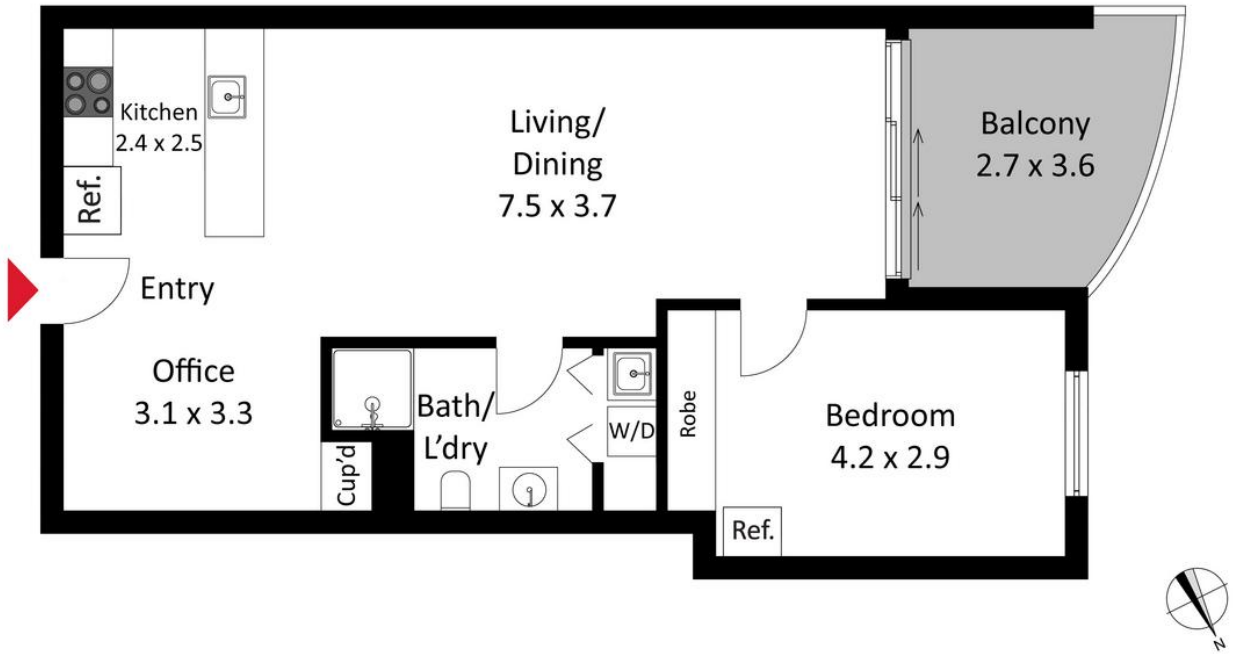








All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



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.

33/18 Moore 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.