







37/26 Hartley Street, Turner

Spacious Top Floor Living in a Boutique Turner Setting

Positioned on the top floor of a boutique complex and enjoying a peaceful setting amongst tree-lined streets just moments from the heart of Canberra, this spacious two-bedroom apartment offers the perfect balance of convenience, comfort and lifestyle. Larger than many comparable apartments at approximately 80sqm internally, it boasts a thoughtful floorplan with generous living spaces, multiple balconies and beautiful north-easterly views towards Black Mountain Tower in the cooler months.

Designed with both functionality and comfort in mind, the expansive living area flows effortlessly to the main balcony, where the north-easterly aspect welcomes morning sunshine and elevated views. A rare feature in apartment living, the segregated dining area sits adjacent to the kitchen, creating dedicated spaces for entertaining and everyday living, enjoying everchanging aspects of pinks and autumn yellows. The well-appointed kitchen offers an impressive footprint with abundant bench space, excellent storage, gas cooking and a dishwasher, making meal preparation both practical and enjoyable.

Accommodation includes two generously sized bedrooms, each

2 2 1

FOR SALE
$649,000 +

VIEW
Sat 7th Nov @ 12:50PM - 1:10PM

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.

enjoying the luxury of its own private balcony. The main bedroom features a walk-through robe leading to a private ensuite, while the second bedroom is serviced by the main bathroom, including combination bath and shower, conveniently positioned between the bedroom and living areas.

Surrounded by beautifully maintained and manicured communal gardens, the complex provides peaceful outdoor spaces to relax and unwind. Additional features include a separate European laundry, secure basement car accommodation with storage, and upgraded ducted electric heating and cooling throughout for year-round comfort.

Ideally located in one of Canberra's most sought-after inner-city suburbs, Turner offers an exceptional lifestyle with easy access to the City Centre, Braddon, the Australian National University and the light rail. Enjoy the convenience of being within walking distance of vibrant cafés, restaurants, shopping, employment hubs and recreational facilities, while still enjoying the quiet surrounds of this tightly held residential pocket.

Features:
- Top floor position within a boutique complex
- Spacious 80sqm (approx.) internal floorplan
- Two bedrooms, two bathrooms and secure car accommodation
- Expansive living area plus segregated dining space
- North-easterly aspect to living, dining and main balcony
- Views towards Black Mountain Tower
- Large kitchen with excellent bench and storage space, gas cooking and dishwasher
- Main bedroom with walk-through robe and ensuite
- Private balcony access from both bedrooms
- Main bathroom with combined bath and shower
- Separate European laundry
- Secure basement car space with storage
- Upgraded, large system ducted electric heating and cooling throughout
- Beautifully maintained common gardens and outdoor spaces
- Walking distance to the City, Braddon, ANU and light rail

Living size: 80m2 living + 15m2 total balconies (approx.)
Rates: $706.83 p.q (approx.)
Body corporate: $1,304.59 p.q (approx.)
Construction: 2001
EER: 6 stars

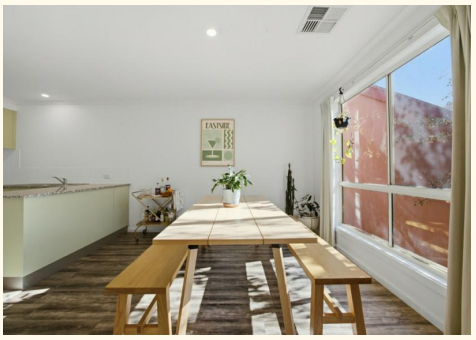


All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

MORE DETAILS

Property ID	JY9H5W
Property Type	Apartment
House Size	80 m2
EER	6
Including	Air Conditioning Ducted Heating Intercom Balcony Dishwasher Floorboards Built-in-Robes Secure Parking







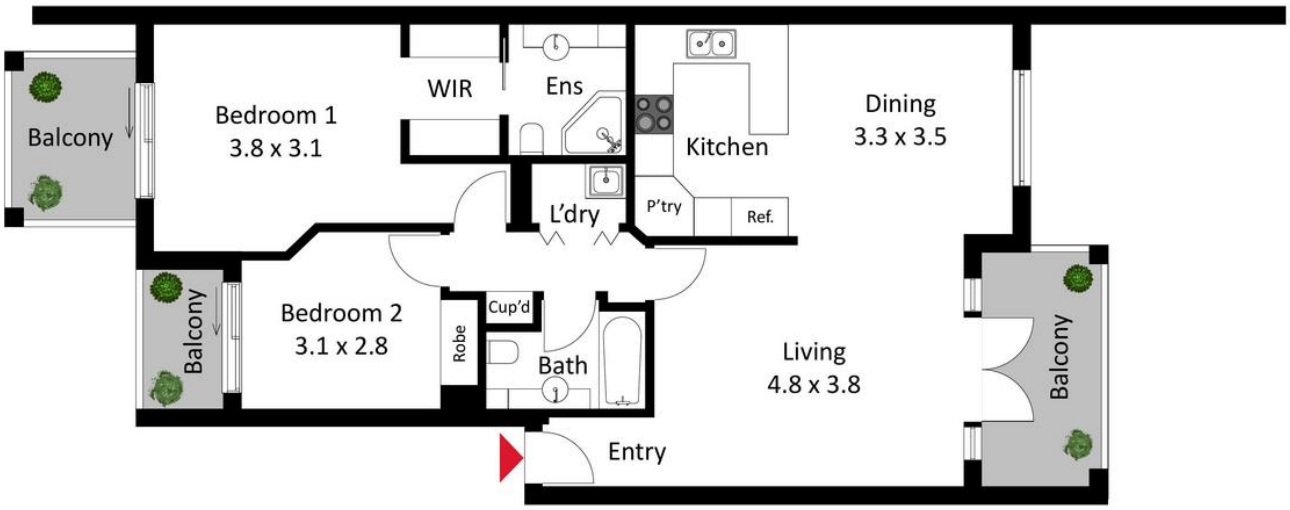




Jane Macken 0408 662 119
Franchise Owner, Licensee, Licensed Agent ACT/NSW |
jane.macken@ljhwodenweston.com.au
Emma Irwin 0422415008
Sales Consultant to Jane Macken |
emma.irwin@ljhwodenweston.com.au

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.

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.