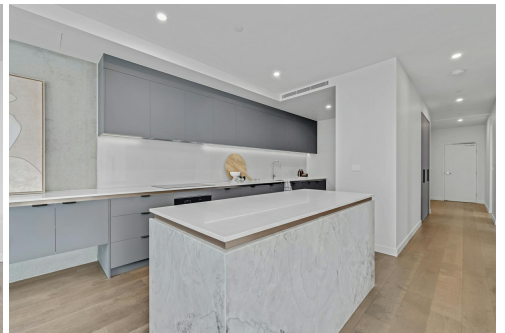




Turner, 4/41 Forbes Street

Brand New Boutique Single Level Living

Step into the refined living at Forbes + Turner, where every detail is meticulously curated to offer an unparalleled urban sanctuary. The local developer is deeply invested in the community and takes pride in their track record of delivering exceptional quality developments that seamlessly blend sophistication with local charm. Nestled along a serene tree-lined street, their collection of only eight bespoke apartments invites you to embrace a lifestyle of exclusivity and elegance.

Indulge in the luxury of spacious, light-filled interiors that bask in the warmth of natural sunlight, creating an ambiance of serenity and comfort. The three-bedroom, single level apartment features an open-plan layout, seamlessly integrating the living, dining, and kitchen areas to facilitate effortless entertaining and modern living. The main bedroom serves as a sanctuary, boasting a large walk-in robe and an ensuite bathroom, providing a private retreat within your own home.

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For Sale
\$1,525,000

View
ljhooker.com.au/2AN1FHK

Contact
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0408 488 148
andrew.ligdopoulos@ljhookerprojects.com.au



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Enhancing convenience, there is a separate laundry room and a lavishly appointed main bathroom complete with a relaxing bathtub. Embrace the outdoors with Juliet balconies extending from the main bedroom and bedroom two, offering intimate spaces to appreciate the scenic views. Step onto the terrace, accessible from both the living room and bedroom three, and immerse yourself in the tranquility of outdoor living.

Whether unwinding in the back-to-wall freestanding bathtub, cooking up a culinary masterpiece in the designer kitchen, or simply enjoying the serenity of your private balcony or terrace, every aspect of this brand-new residence is designed to elevate your everyday living experience and surpass expectations.

Features:

Boutique living - only 8 bespoke apartments all 3 bedrooms & single level
Sunny light filled apartments in beautiful tree lined street
Local developer with local interests, long track record of building high quality developments
Large scale common area LED backlit artwork by artist Tommy Balogh
Emphasis on high level architectural design
2.7 m high ceilings in living areas
Floor to ceiling windows to living areas
Climate control Reverse cycle air conditioning individually controlled per room
Double glazed windows with high energy efficiency
Recessed pelmets with LED strip lighting
Engineered timber floors
Soft close function to most kitchen doors
Miele pyrolytic oven
Miele 800mm induction cooktop
Schweigen undermount rangehood
Miele fully integrated dishwasher
Stainless steel undermount double bowl kitchen sink
Custom joinery vanities with reconstituted stone finished
Parisi L'Hotel bathroom accessories with concealed cistern
Zero threshold flooring to wet areas and bedrooms
Brushed nickel tapware
In floor under tile heating to wet areas
Back to wall freestanding bathtub
Frameless glass shower screen
Steibel instantaneous electric hot water
Electric wall mounted dryer
CCTV security surveillance system
Security audio video
Underground basement carparking with storage
Secure lift access and secure basement lobby area
Wheelchair friendly threshold to most outdoor areas
Exposed concrete common area walls
Timber cladding soffit to ground floor foyer
Common area landscaping including provisions for communal vegetable patch and fire pit

Essentials:

EER: 7.8
140m² of Internal Living
20m² Terrace



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160m² Total Area

Body corporate estimate: \$3,250 per annum (approx.)

Rental estimate: \$1000 - \$1100 per week

LJ Hooker Strata

More About this Property

Property ID	2AN1FHK
Property Type	Apartment
House Size	160 m ²
EER	8

Andrew Ligdopoulos 0408 488 148

Franchise Owner | andrew.ligdopoulos@ljhookerprojects.com.au

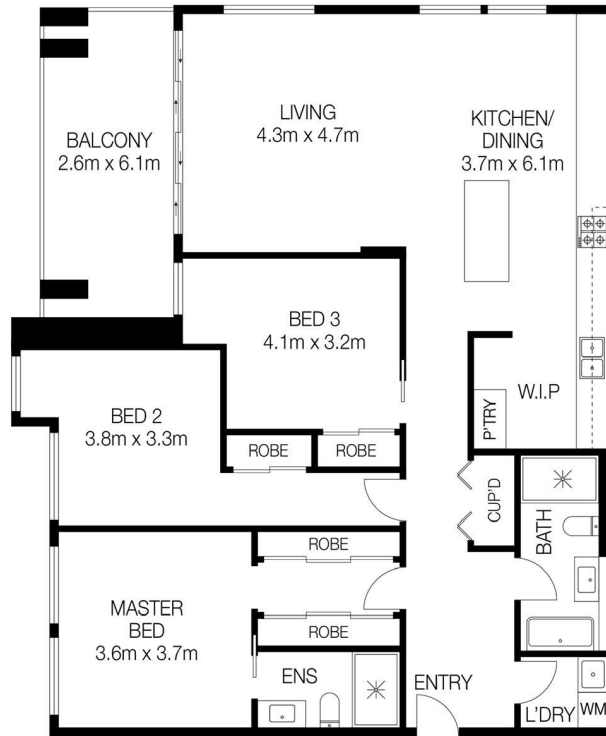
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Disclaimer: Plans are indicative only and should be checked by the prospective purchaser.
Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate.
The information herein is gathered from sources we believe to be reliable.

