



62/77 Northbourne Avenue, Turner

Large, Versatile One Bedroom + Study On The City's Edge

Forthcoming Auction (unless sold prior).

The Avenue has long been a staple of Canberra City residences, with its prime city fringe position, great amenities, and well-managed body corporate. Of the variety of floor plans offered at this address, the one at unit 62 is especially versatile.

Split over 2 levels, this apartment offers a unique separation of spaces, with the main living area and study sitting at the peak, looking out over the pool and BBQ area. The bedroom and bathroom are just a half level down and, this bedroom is huge—plenty of space for a king bed, an armchair and even a separate study area, with built-in robes as well. The upstairs study is enclosed with ample desk and storage space and is the perfect place to work or study from home.

The living area is ample, and can accommodate separate lounge and dining areas. Downstairs, you'll find this central courtyard with a pool and BBQ area. The perfect place to spend some time during the summer. And of course, just steps from your front door and you are immersed in all that Canberra City has to offer, with its abundant dining; retail; entertainment; and travel

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FOR SALE
\$399,000+

AGENTS

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AGENCY

LJ Hooker Dickson
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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

options.

Whether you're looking for a central, connected home or a reliable investment, this is definitely one you want to inspect!
What's on offer:

- Large 1 bed + study apartment
- Huge bedroom with space for its own study area as well
- Open plan kitchen
- Separate lounge and dining areas
- Pool and gym on site

Walk to:

- CBD
- ANU
- Light Rail
- Lonsdale Street

Quarterly Strata Fees:

Admin Fund: \$978.65

Sinking Fund: \$415.55

Cladding Levy (until loan repaid): \$1,203.95

Total Strata: \$2,598.15 per quarter.

MORE DETAILS

Property ID	1HKMZSF92
Property Type	Apartment
House Size	67 m2
EER	6

Nic Salter-Harding 0412 600 085

Licensed Agent & Auctioneer ACT/NSW | nic.salter-harding@ljhdickson.com.au

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First Floor



Ground Floor

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.

62/77 Northbourne Avenue, Braddon



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