

## Turner, 7/33 Forbes Street

Your Next Investment will be a Bike!

Unit 7 at 33 Forbes Street offers the ideal home base for young professionals, first-time buyers and investors seeking the perfect balance of city buzz and serene, leafy streets.

Situated just one block from Northbourne Avenue, only a 20-minute walk to the Canberra CBD and closely positioned to public transport, everything you need is within easy reach. The light rail stop, just a short walk around the corner, offers seamless connection to the city, Dickson Town Centre, Farmers Markets at EPIC and beyond. Or, jump on a scooter and head across to vibrant Braddon for delicious coffee or wonderful cocktails. With countless shops, restaurants, cafes and entertainment at your fingertips, you might find your car collecting dust and need to buy a bike instead!

Back at home, the living space opens onto a huge east-facing balcony where there's plenty of room to entertain. Quality stainless steel appliances and stone benchtops feature in the kitchen and there's a space-saving European laundry just outside the convenient two-way



**Disclaimer:** 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.

**SOLD**



**For Sale**  
\$435,000+

**View**  
[ljhooker.com.au/1DXHQVF92](http://ljhooker.com.au/1DXHQVF92)

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**EER** ★★★★★

**LJ Hooker Dickson**  
(02) 6257 2111

bathroom. The main is a good size, with direct access to the balcony and bathroom, while the study nook gives you a separate space to study or work from home.

Surrounded by some of Canberra's most vibrant suburbs, this is a great investment or first home for uni students, singles or couples. With quality finishes and an outstanding location all the benefits of living on the city fringe can be yours.

At a glance...

- First floor unit, with elevator
- 21m<sup>2</sup> east-facing balcony
- Study nook
- European laundry
- Open kitchen with stone benches, Bosch dishwasher, electric cooktop and oven
- Reverse-cycle air conditioning
- Single secure garage space with storage cage

Lifestyle features...

- Braddon, 10 minute walk
- Civic, ANU, Ainslie Football Club, under 20 minute walk
- O'Connor shops, 15 minute walk
- Ipima St Light Rail station, 5 minute walk
- Parks, scenic ponds and bike/walking paths all close by

## More About this Property

<b>Property ID</b>	1DXHQVF92
<b>Property Type</b>	Apartment
<b>House Size</b>	60 m <sup>2</sup>
<b>EER</b>	6

### Stephen Bunday 0416 014 431

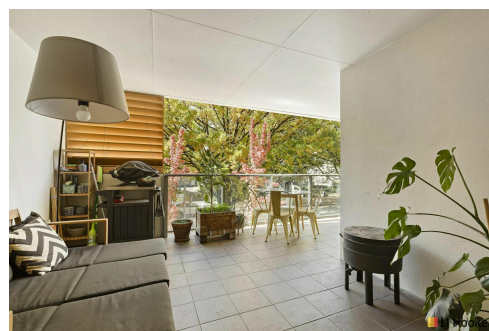
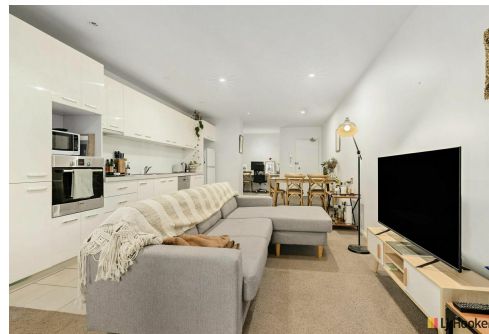
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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

7/33 Forbes Street, Turner

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