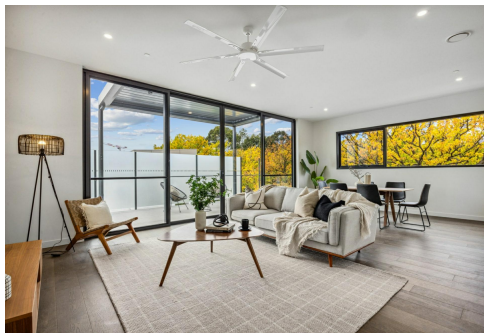




## Turner, 7/41 Forbes Street

### Top Floor North Facing Penthouse!

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 an ensuite bathroom and providing a private retreat within your own home.

3

2

2

**For Sale**  
By Negotiation

**View**  
[ljhooker.com.au/2B0SFHK](https://ljhooker.com.au/2B0SFHK)

**Contact**  
**Andrew Ligdopoulos**  
0408 488 148  
[andrew.ligdopoulos@ljhookerprojects.com.au](mailto:andrew.ligdopoulos@ljhookerprojects.com.au)

EER ★★★★★★



**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.

**LJ Hooker Canberra City**  
(02) 6249 7700

Enhancing convenience, there is a separate laundry room and a lavishly appointed main bathroom complete with a relaxing bathtub. Embrace the outdoors with an oversized terrace offering comfortable spaces to appreciate the scenic views. Step onto the balcony, accessible from both the living room and immerse yourself in the tranquillity 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, every aspect of this brand-new residence is designed to elevate your everyday living experience and surpass expectations.

#### Features:

North East Facing Aspect

Boutique living - only 8 bespoke apartments all 3 bedrooms & single level

Sunny light filled apartments in beautiful tree lined street

Local developer Exempla Group 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 precast concrete design

2.8 m high ceilings in living areas

Floor to ceiling windows to living areas

Climate control Reverse cycle air conditioning individually controlled per room

Ceiling fans

Oversized semi solid internal doors at 2.4m high

Double glazed windows with high energy efficiency

Engineered oak timber floors

Soft close function to most kitchen doors

Natural Stone "super white" island bench cladding

Under cupboard LED strip lighting in kitchen

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 toilet cistern

Zero threshold flooring to wet areas

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

Motorised "vergoa" over balcony pedestal tiles

CCTV security surveillance system in common areas

Security audio video intercom

Double lock-up garage

EV charge power point

Secure lift access and secure basement lobby area

Wheelchair friendly threshold to most outdoor areas



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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: 7.4

140m<sup>2</sup> of Internal Living

31m<sup>2</sup> Terrace

171m<sup>2</sup> Total Area

Body corporate estimate: \$3,900 per annum (approx.)

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

LJ Hooker Strata

## More About this Property

|               |                    |
|---------------|--------------------|
| Property ID   | 2B0SFHK            |
| Property Type | Apartment          |
| House Size    | 177 m <sup>2</sup> |
| EER           | 6                  |

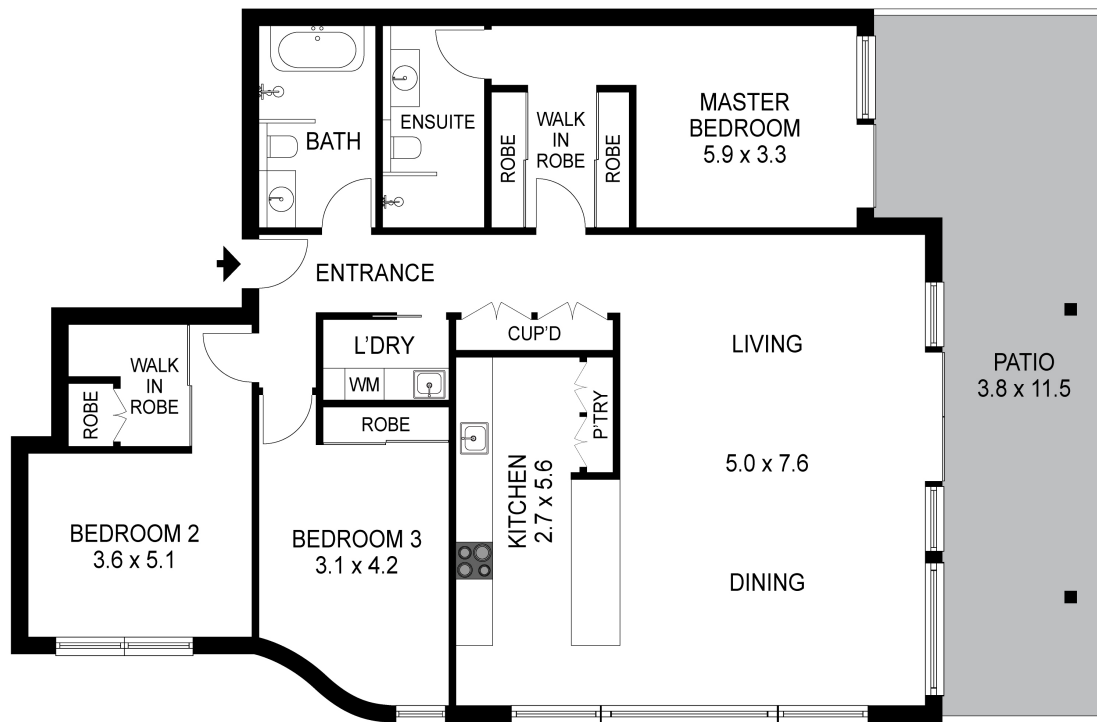
**Andrew Ligdopoulos 0408 488 148**  
Franchise Owner | [andrew.ligdopoulos@ljhookerprojects.com.au](mailto:andrew.ligdopoulos@ljhookerprojects.com.au)

**LJ Hooker Canberra City (02) 6249 7700**  
1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601  
[canberracity.ljhooker.com.au](http://canberracity.ljhooker.com.au) | [canberracity@ljhooker.com.au](mailto:canberracity@ljhooker.com.au)



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## 7/41 FORBES STREET, TURNER

THE SITE PLAN AND FLOOR PLAN ARE NOT TO SCALE. MEASUREMENTS ARE INDICATIVE AND IN METRES. BUSHES AND TREES ARE PLACED FOR ILLUSTRATION PURPOSES. PLANS SHOULD NOT BE RELIED ON. INTERESTED PARTIES SHOULD MAKE AND RELY ON THEIR OWN ENQUIRIES.

Produced by **PATŌRAMA**