



71/12 David Street, Turner

## Green Outlook, Golden Location

Perfectly positioned in the sought-after 'Monarch' complex, this oversized one-bedroom apartment is your gateway to the ultimate Inner North lifestyle. Whether it's your morning coffee, a midweek dinner, or simply a quiet place to come home to, this apartment offers it all.

Inside, you will be pleasantly surprised by the sheer size. The open-plan living and dining area is generous and flows out to a spacious balcony with a peaceful green outlook, while floor-to-ceiling windows invite natural light throughout the day. The kitchen offers excellent storage and a wide bench ideal for both everyday use and entertaining.

The large bedroom includes a built-in robe and opens to a second private balcony, creating a quiet sanctuary with plenty of light and airflow. With dual aspects, the apartment benefits from excellent cross-ventilation. A two-way bathroom provides ensuite-style access from the bedroom, and a full-sized European laundry is neatly tucked away for convenience.

Comfort is assured year-round with reverse-cycle air conditioning, and added peace of mind comes from secure intercom entry and lift access shared with just one other apartment.

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### FOR SALE

Offers Over \$460,000

### AGENTS

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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

Residents of the Monarch complex enjoy access to an indoor swimming pool and a fully equipped gym, along with the bonus bragging rights of saying you live in the Monarch!

Perfectly placed near Canberra City, Braddon and the O'Connor shops, this apartment delivers lifestyle and practicality in equal measure. With easy access to the Light Rail and nearby bike paths, getting around is a breeze. Make this exceptional apartment yours and embrace the lifestyle you've been dreaming of.

At a glance:

- Located in the sought-after 'Monarch' complex
- Generous open plan living and dining, opens to balcony
- Well-appointed kitchen with ample storage and generous bench space
- Floor-to-ceiling windows for abundant natural light
- Peaceful, leafy green outlook
- Dual aspect design offering great cross-ventilation
- Two-way bathroom with direct access from the bedroom
- Built-in-robe to bedroom
- Private balcony from bedroom
- Full-sized European laundry tucked away for convenience
- Reverse-cycle air conditioning for year-round comfort
- Secure intercom entry and lift access shared with only one other apartment
- Secure basement parking and storage cage
- Indoor swimming pool and fully equipped gym for residents
- Within a 4-minute walk to the MacArthur Avenue Light Rail stop
- Within an 8-minute drive to the Canberra CBD
- Within a 12-minute walk to the O'Connor Shops

## MORE DETAILS

Property ID	1HKMQ8F92
Property Type	Apartment
House Size	68 m <sup>2</sup>
EER	6

### Stephen Bunday 0416 014 431

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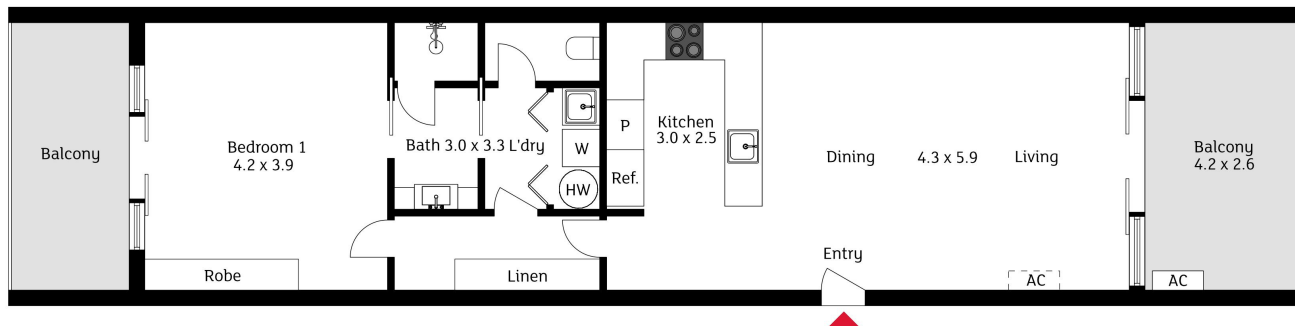
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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