



83/77 Northbourne Avenue, Turner

## Affordable City Living in Turner Gem

This is the perfect entry into the property market with this ultra-affordable apartment on Northbourne Avenue, Turner. Ideal for couples and first home buyers, this one-bedroom residence offers a generously sized 64m2 total space, complete with modern conveniences and city views. Its thoughtful layout maximizes comfort and functionality, ensuring you have everything you need right at your fingertips.

Turner is a vibrant suburb known for its proximity to Canberra's bustling city life. You'll be just minutes away from cultural landmarks, dining hotspots, and public transport options. Whether you're strolling through nearby parks or exploring local cafes, you'll appreciate the convenience and lifestyle that this location provides. The area is also well-served by educational institutions, and expanding light rail, making it a great spot for future planning.

With features like basement parking, a balcony to enjoy the cityscape, and access to a well maintained pool, this apartment offers more than just a place to live-it offers a lifestyle. Act now to make this affordable dream a reality.

Features to pick from:

1 1 1

**FOR SALE**  
\$365,000

**VIEW**  
Sat 13th Jun @ 12:15PM - 12:45PM

**AGENTS**  
Tahmeed Towfiq  
0469 706 586  
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**AGENCY**  
LJ Hooker Canberra City  
(02) 6249 7700

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.



- Located at The Avenue
- Convenient living at the edge of city
- Light rail at doorstep
- Light filled spacious apartment
- Spacious balcony
- Large wraparound kitchen
- Carpets in all areas
- Split heating and cooling
- Well maintained outdoor pool for residents
- Vacant possession ready to move in

#### Essentials:

- Strata: \$2,203 p.q. (approx.)
- Rates: \$361 p.q. (approx.)
- Land Tax: \$454 p.a. (approx.) investors only
- EER: 6
- Living Space: 58sqm (approx.)
- Balcony: 6sqm (approx.)
- Total Space: 64sqm (approx.)
- Building Completion: Nov 2005

#### Disclaimer:

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Photography Disclaimer: Some images may have been virtually staged to better showcase the true potential of the rooms and spaces in the home. Alternatively, while the property may have been staged for photography, it might be vacant during your inspection.

## MORE DETAILS

Property ID	2F16FHK
Property Type	Apartment
House Size	64 m2
EER	6
Including	Air Conditioning Intercom Pool Balcony Built-in-Robes Secure Parking

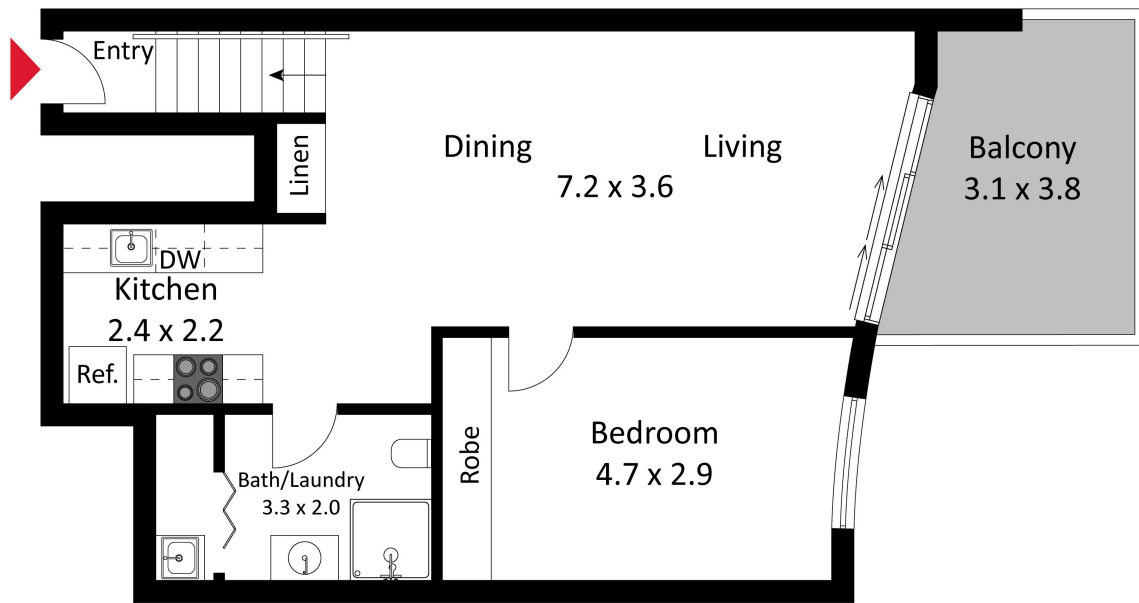
### Tahmeed Towfiq 0469 706 586

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

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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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