




92/12 David Street, Turner

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## Searching for Views, Versatility, and a Vibrant Location?

Perfectly positioned on the fifth floor in the sought-after 'Monarch' complex, this oversized apartment offers the ideal blend of space, style, and convenience. Whether you're grabbing your morning coffee, enjoying a midweek dinner, or simply seeking a peaceful retreat, this home delivers the ultimate Inner North lifestyle.

Step inside and you'll immediately appreciate the generous proportions. Fresh paint and plush new carpets create a modern, inviting feel throughout. The open plan living and dining area flows effortlessly to a spacious balcony with picturesque views of Black Mountain Tower, while large sliding doors flood the space with natural light.

The kitchen is designed for both everyday living and entertaining, featuring excellent storage, ample bench space, and a showstopping 900mm oven with electric cooktop.

The main bedroom boasts a walk-through-robe and oversized ensuite while bedroom two offers a walk-through-robe, direct access to the two-way bathroom and its own private balcony. A European laundry is neatly tucked away, while a dedicated study nook provides flexibility

### FOR SALE

Offers Over \$685,000

### AGENTS

Stephen Bunday  
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### AGENCY

LJ Hooker Dickson  
(02) 6257 2111

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 **LJ Hooker**

for working from home or additional storage.

Comfort is assured year-round with reverse-cycle air conditioning, and security is enhanced with intercom entry and lift access shared with just one other apartment on the floor. As a resident of the Monarch, you will enjoy exclusive access to an indoor swimming pool and a fully equipped gym.

Located moments from the ANU, light rail, and the vibrant Braddon dining precinct, this apartment places you within easy reach of cafes, restaurants, shopping, and the CBD, all while enjoying a leafy, tranquil backdrop.

This is a rare opportunity to secure a spacious apartment in a premium Inner North location, perfect for professionals, downsizers, or investors.

At a glance:

- Fifth-floor apartment
- Views to Black Mountain Tower
- Large open plan living and dining area opens to balcony
- Freshly painted throughout
- New carpets throughout
- Modern kitchen with excellent storage, ample bench space, and a 900mm oven with electric cooktop
- Two bedrooms, each with walk-in robes and ensuite access
- Private balcony from second bedroom
- European laundry
- Dedicated study
- Reverse-cycle air conditioning
- Secure intercom entry and lift access shared with only one other apartment on the floor
- Secure basement parking for two vehicles 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	1HKMZFF92
Property Type	Apartment
House Size	92 m2
EER	6
Including	Study Built-in-Robes

### Stephen Bunday 0416 014 431

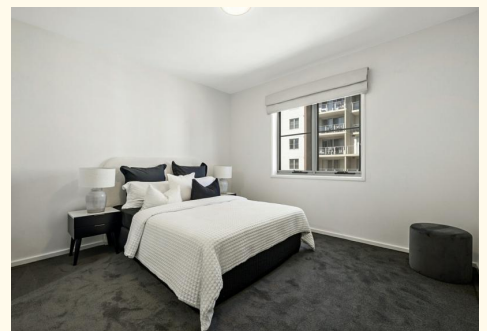
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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not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

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