






1/36 Forbes Street, Turner

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The pick of the development; a light-filled contemporary townhouse of exceptional quality.

Auction Location: LJ Hooker Canberra City Auction HQ

Positioned at the northernmost end of a boutique complex of six, this striking townhouse enjoys an enviable aspect, surrounded on all sides by beautiful established trees with thirteen north-facing windows bathing every level in natural light.

Spanning three levels, the home combines light and space beautifully, offering open plan living and dining areas that flow effortlessly to generous balconies, with a gorgeous private ground floor garden courtyard including a water feature and space for your kitchen garden. The substantial kitchen is a true showpiece, featuring underfloor heating and recently renovated to include premium Caesarstone bench tops, double ovens, integrated microwave and dishwasher and quality Blum drawers in both pantries and under bench cupboards.

Upstairs, two oversized bedrooms provide abundant storage, while

FOR SALE
Auction

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

the ground floor offers a versatile third bedroom or study, ideal for guests or a home office. The wider than average staircases are bright and airy thanks to a bank of high windows that can be opened in summer, allowing fast natural cooling. Every detail throughout reflects a commitment to quality and comfort rarely seen, from the high ceilings and double-glazed windows to the beautifully appointed bathrooms finished in neutral tones and full-height tiling.

'Space' is widely regarded as one of Canberra's most desirable townhouse developments - renowned for its thoughtful design, acoustic privacy, and superior finishes. Residents also enjoy the convenience of an on-site caretaker, ensuring the grounds and common areas are always immaculate.

The location couldn't be better; stroll or hop onto the tram to the City, with the Condamine stop directly outside 'Space'. Your ability to leave the car at home is genuine with bike paths close by and local restaurants and cafes, just moments away.

Features:

- " Approx. 180m² of light-filled living and double automatic garage
- slab heating to bathrooms and kitchen/meals area
- Ducted reverse-cycle heating and cooling
- Double-glazed windows for year-round comfort
- Premium kitchen with Caesarstone benchtops, double ovens, integrated microwave and dishwasher
- Oversized bedrooms with generous storage
- Third bedroom or study ideal for guests or home office, with direct access to the 3rd bathroom
- Beautifully finished bathrooms with Caesarstone vanities and full-height tiling
- High ceilings and full-length windows enhance the sense of light and space
- Aluminum bi-fold louvres to the rear balcony
- Exceptional acoustic wall separation
- TransACT and Foxtel enabled
- site caretaker (5 days per week) maintaining the complex to the highest standard
- Rates; \$598.40 per quarter
- Body corp; \$3,355.93 per quarter

MORE DETAILS

Property ID	2E62FHK
Property Type	Townhouse
EER	5
Including	Ensuite

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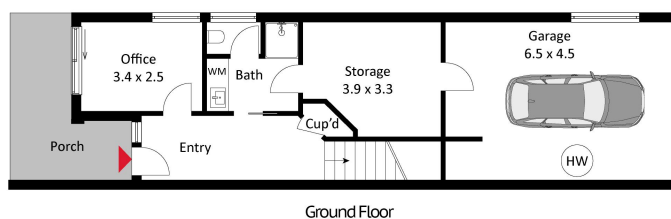
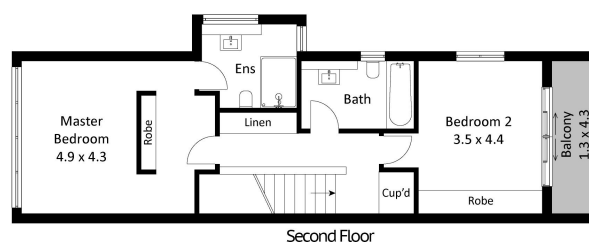
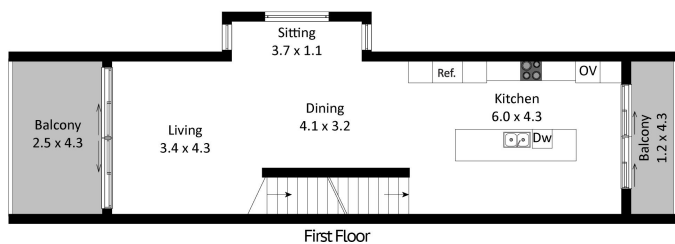
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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