

45/217 Northbourne Avenue, Turner

3 3 2

Sub-penthouse Living On Forbes

Where style meets skyline:
this distinguished sub-penthouse offers contemporary luxury with every urban advantage.

Discover modern elegance and exceptional convenience in this sophisticated sub-penthouse apartment nestled in the acclaimed, On Forbes development.

Smart Design, Perfected Location:
Perched on level 7, this three-bedroom, three-bathroom residence frames serene eastern views to Mt. Ainslie, illuminating every morning with gentle daylight-an ideal sanctuary for daily living.

Luxury That Performs:
Step into a space designed with refined finishes: engineered timber flooring in the living zones, stone benchtops (40 mm), and top-tier Fisher & Paykel appliances, including integrated dishwasher, oven, and washer/dryer-styled by Stewart Architecture, built by Chase Construction.

Room for Life (and Everything Else):
Three bedrooms (all with built-in robes), three full bathrooms, and a generous 93 m² of living space plus a 12 m² balcony create a layout

FOR SALE
Offers Over \$800,000

AGENTS
Jeff Shortland
0417 483 627
jeff.shortland@ljhooker.com.au

Julian Parmeter
0415 377 225
jparmeter@ljhgungahlin.com.au

AGENCY
LJ Hooker Gungahlin
(02) 6213 3999

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

that's both spacious and intentional.

Easy Luxury, Made Practical:

The package includes two secure car spaces, a storage cage, and access to communal amenities-a gym and rooftop garden for true resort-style living.

Unbeatable Inner-City Access:

Just a two-minute walk to the light rail, you're minutes from Braddon's vibrant dining precinct, Dickson shops, and the Canberra CBD. Wake up to walks in leafy reserves or enjoy evenings at nearby cafes-this is city-edge living redefined.

Sustainable, Smart, Stylish:

Featuring a solid 6.0 Energy Efficiency Rating, this home blends conscious design with comfort-smart living with lower running costs.

Market Savvy:

Sold for \$775,000 in April 2022, this urban gem stands as a compelling value against Turner's current median for three-bedroom units.

Why This Property Captivates:

- **Smart Location:** East-facing vistas, light, and walkable lifestyle-exceptionally positioned.
- **Functional Sophistication:** Seamless integration of design, convenience, and amenity.
- **Effortless Luxury:** Includes everything-parking, storage, fitness, sunset rooftop moments.
- **Well Priced and Iconic:** Artfully balances desirability and value in a premium build.

Living: 96m²

Balcony: 12m²

Built: July 2019

EER: 6

Rates: \$1607 p.a (approx.)

Land Tax: \$1868 p.a (approx. only when rented)

Body Corporate (admin & sinking fund): \$888p.q (approx)

Rental Appraisal: \$950- \$970p/w

For more information, please call:

Jeff Shortland,
0417 483 627, or email Jeff.shortland@ljhooker.com.au

Or Julian Parmeter
0415 377 225



MORE DETAILS

Property ID 35TCGCY
Property Type Unit
House Size 96 m²
EER 6
Including Air Conditioning

Jeff Shortland 0417 483 627

Licensed Agent | jeff.shortland@ljhooker.com.au

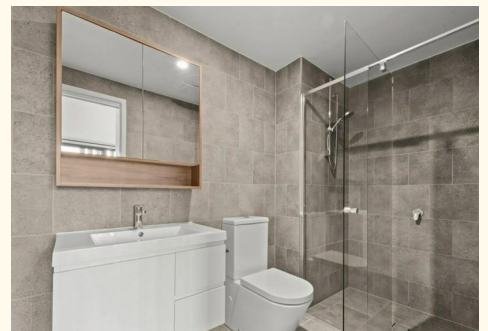
Julian Parmeter 0415 377 225

| jparmeter@ljhgungahlin.com.au

LJ Hooker Gungahlin (02) 6213 3999

Suite 2C, Level 1, Gungahlin Village, 46-50 Hibberson Street,
GUNGAHLIN ACT 2912

gungahlin.ljhooker.com.au | gungahlin@ljhooker.com.au



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.