

3/217 Northbourne Avenue, Turner, ACT, 2612

independent
PROPERTY GROUP

Apartment For Sale

Thursday, 31 October 2024

3/217 Northbourne Avenue, Turner, ACT, 2612

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment

Ground floor living with generous courtyard and occupation by Christmas

When you think of the ideal Inner North lifestyle, the picture doesn't get much better than the one painted at 3/217 Northbourne Ave. On the ground floor of this exciting development, which offers resort-style facilities, discover this modern, single level unit where staying home is always pleasant.

The 'On Forbes' development has a central courtyard with a contemporary private gym. On the ninth story there is a 1,500m² rooftop deck with 360-degree views of the Inner North plus a barbeque & sitting area, surely the picture-perfect place to have a casual catch up with friends and family.

The unit features a generous main bedroom and second bedroom. The second bedroom can accommodate a queen bed which could also double as a multi-purpose room that can be tailored pending your lifestyle's requirements. If you're at university, it's a great dedicated study space. If you work full time and enjoy occasionally working from home, then this is the place to do it as it's able to be shut off from the rest of the abode. Perhaps it's a formal dining room or a theatre/gaming room, a library or meditation/yoga space, the choice is yours.

Getting to and from university or work is easy given the unit's proximity to the City and transportation routes, a short walk or bike ride will get you there. And while staying home is easy, with the incredible amenity that surrounds this property, you'll constantly be drawn out.

On a Friday evening, you may frequent Braddon's bustling streets for a post-work drink or perhaps dinner at one of its various incredible restaurants. Nothing is off the cards, from a casual pizza or pub feed to a refined contemporary Australian or Asian experience.

Weekends are well spent bouncing between the surrounding cafés for catch ups with friends, perusing the popular Haig Park markets or heading down to the Canberra Centre for some serious retail therapy. If you'd rather get amongst nature, you can venture to Lake Burley Griffin for a quintessential Canberra lake walk, or to Mount Ainslie for an equally classic Canberra hike.

However, you choose your experiences, life is good when it's lived in a home like this. Currently vacant, it's available for immediate occupation, so there need not be any delays to starting your new lifestyle in the new year.

To get a copy of the digital brochure containing the full contract, please send us an email from the web portal and note your full name and mobile number and it will be automatically sent to you.

Features Overview:

- Ground floor position with private fully enclosed (pet friendly) courtyard
- High level of inclusions including double glazed floor to ceiling windows and sliding doors
- Modern development with gym and rooftop terrace with incredible views and a BBQ and sitting areas
- Easy access to public transport including the Light Rail straight down Northbourne Ave to the City
- Pet friendly development
- Flexible settlement options if you need to sell another property or finalise finances between exchange and settlement

More detail:

- Large open plan living space
- Large main bedroom with sliding door, mirrored built-in robes
- Equally large 2nd bedroom with wall of mirrored sliding built in robes
- Bathroom has custom vanity with stone top, toilet, large shower recess
- Kitchen has ample stone benchtops, 1.5 bowl sink, built in dishwasher, stainless steel electric oven, electric cooktop with rangehood overhead, microwave and fridge space and abundance of shelving and storage cupboards
- Wall mounted reverse cycle air conditioning unit in living area

Floating timber flooring in living areas and carpets in bedrooms
LED downlighting
Intercom access for guests
NBN connection
European laundry with laundry included
Floor to ceiling bathroom tiles
Private, covered and tiled terrace with solid concrete walls
Single allocated car spot in restricted entry basement
Allocated, lockable storage enclosure in basement
25 visitor car spaces in the restricted entry basement

The Numbers (approx):

Living area: 68m²
Balcony: 18m²
Age: 5 years (built 2019)
General rates: \$1,851 p.a.
Water rates: \$740 p.a.
Land tax (investors only): \$2,305 p.a.
Strata levies: \$4,224 p.a.
Conservative rental estimate (unfurnished): \$600/wk
EER (Energy Efficiency Rating): 6 stars (the top rating)
Strata Manager: Vantage Strata phone 61719700
UP Number: 4693
Balance of admin fund for complex as of 09/10/2024 is \$70,957
Balance of sinking fund for complex as of 09/10/2024 is \$448,438
Level in building: 1 of 9
Name of development: On Forbes
Total number of units in development: 200
Developer: Art Projects

To help buyers, we offer the following:

Written buyer price guide, which your offer must exceed
Confidential offer process meaning one buyer's offer will not be disclosed to any other buyer and offers are taken to the owners as they come in with no specific end date to the campaign allowing a quicker response to each offer
A digital brochure with everything to consider a purchase, including the full contract (request this via email from any of the portals)
We refer a solicitor who can review the contract for FREE
Same solicitor can provide a FREE Section 17 Certificate to waive the cooling off period and submit an unconditional offer
Free valuation(s) on other properties you own to help establish your current equity base and assist with your finance approval
Help with any amendments to the contract such as an occupation agreement for access prior to settlement
5% deposit on exchange pre-approved