

**32/217 Northbourne Ave, Turner, ACT, 2612**



**Apartment For Sale**

Friday, 22 November 2024

32/217 Northbourne Ave, Turner, ACT, 2612

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

## Modern Urban Living - Nest or Invest

Situated in the vibrant heart of Turner, this delightful apartment in the renowned "ON Forbes" complex offers an unmatched blend of convenience and contemporary city living. With the Light Rail Stop right at your doorstep, and just moments away from Dickson Shops, the Braddon Dining Precinct, O'Connor Shops, and Canberra City Centre, this is urban living at its finest. Families will appreciate the proximity to Turner Primary School, Lyneham High School, and Dickson College.

Located on the 5th floor with easy lift access, this sunlit apartment boasts stunning views of the surrounding area. The open-plan living and dining spaces are designed for comfort and flow effortlessly to a generously sized balcony, ideal for entertaining or simply relaxing in the fresh air.

The well-proportioned bedroom includes a built-in wardrobe for ample storage and enjoys private access to the balcony. The sleek, modern kitchen is beautifully appointed with stone benchtops and high-quality stainless steel appliances, combining both style and practicality for your cooking endeavors.

Residents of "ON Forbes" also have exclusive access to premium amenities, including a sky garden and a fully equipped gym.

Currently with a monthly lease agreement, this is a fantastic opportunity for downsizers, first-home buyers, and investors alike. Don't miss out! Contact Alex today for more information and to schedule your viewing.

### Features:

- Bright with natural lights and elevated views
- Single level floorplan
- Level 5 with lift access
- Open plan living and dining area
- Stainless Steel Appliance
- 40mm Stone benchtop
- Glass splash-back and soft close cabinetry
- Bedroom with Built-in robes
- Double glazed windows and sliding doors
- R/C Air conditioner
- Secure underground car park with storage unit
- European-style laundry including dryer
- Sky garden and a fully equipped gym
- Close to Light Rail Station, Dickson shops, Braddon Dining Precinct, Lyneham High School, O'Connor Shops and Canberra CBD

### Particulars (all approx.)

Living 49 m2 + balcony 17 m2

Year Built: 2019

Strata: \$813/quarter

Rates: \$437/quarter

EER: 6.0

### DISCLAIMER:

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