

**38/219A Northbourne Ave, Turner, ACT, 2612**

**CARTER + CO**

**Apartment For Sale**

Wednesday, 4 December 2024

38/219A Northbourne Ave, Turner, ACT, 2612

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Sam Howes

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## Large two bedroom + additional study room

VIEWINGS BY APPOINTMENT CONTACT SAM 0435 899 461

An opportunity to own a large two bedroom residence with comforts seldom found in apartment living, such as private lift access with only one neighbour per floor and a dedicated study room.

In a prime location adjacent to the light rail and a short stroll from the lively Braddon precinct, this exceptional property seamlessly blends convenience with serene, light-filled living.

Spanning an expansive 92m<sup>2</sup> (approx.) of living space, the apartment offers two sizeable bedrooms and a bonus study area perfect for working from home arrangements. The open plan living and dining areas effortlessly connect to a well-appointed kitchen featuring top-of-the-line appliances. Dual balconies facing East and West provide cross flow ventilation and tree lined views (East) offering the perfect space for relaxation and entertainment.

Words from the owner:

" The urban convenience in one of Canberra's safest neighborhoods and with the tram so close have made an all-inclusive lifestyle. The features of the apartment such as its storage, the two walk-in-robos, study, and the quiet well-kept Monarch complex have made a very comfortable home. "

Features:

- Two bedrooms + study room
- East facing tree lined view
- Walk through robes to ensuite for both bedrooms
- Lift access with only one neighbouring apartment per floor
- Double sink kitchen fitted stainless 900mm steel appliances (SMEG stove & oven)
- Separate European laundry with extra-large sink
- Excellent communal facilities including pool, gym and common gardens
- One secure basement allocated parking spot and storage shed
- Hybrid flooring in all living areas
- New roller blinds and LED lighting
- New reverse cycle split system air conditioner
- Freshly painted
- Walking distance to Braddon, Dickson, O'Connor shops and ANU
- A short drive to the City Centre

Statistics (Approx):

Internal: 92m<sup>2</sup>

East balcony: 8m<sup>2</sup>

West balcony: 4m<sup>2</sup>

Body corporate (Admin & Sinking): \$1,570 per quarter

Rates: \$483 per quarter

Land tax: \$620 per quarter