

45/122 MacArthur Avenue, Turner, ACT, 2612

VERV

Apartment For Sale

Friday, 25 October 2024

45/122 MacArthur Avenue, Turner, ACT, 2612

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment

North Facing One-Bedroom Apartment

Welcomed to the market is this stunning, north-facing one-bedroom apartment located in 'The Residence' development. With completion anticipated in the first quarter of 2025, this brand-new apartment seamlessly blends modern luxury with urban convenience, making it the perfect choice for both first-home buyers and savvy investors looking to secure a piece of prime real estate in one of Canberra's most vibrant suburbs

Step inside and be greeted by an expansive open-plan living area, flooded with natural light due to the apartment's orientation. The designer kitchen offers sleek waterfall stone benchtops, tiled splash back, and high-end SMEG appliances, including an induction cooktop, oven, and dishwasher. The bedroom is generously proportioned, complete with a built-in wardrobe offering ample storage, while the separate study provides a private, dedicated space for those working from home or seeking a quiet retreat.

Living at 'The Residence' is more than just owning a stylish, modern apartment – it's about embracing a lifestyle of convenience and connection. Located just a short stroll from the Light Rail, your daily commute to the city, Dickson, and other key areas will be effortless. Enjoy weekend walks to the bustling Braddon precinct, where many cafes, restaurants, and boutique shops await. For your everyday needs, O'Connor and Dickson shops are close by, offering groceries, specialty stores, and even local markets at Haigh Park on Sunday mornings.

This development also includes beautifully landscaped communal spaces, perfect for relaxing or socializing with friends while enjoying the tranquil atmosphere that Turner is known for. Whether it's picnics on the rooftop garden or a peaceful evening on your private balcony, this residence offers the perfect balance of relaxation and vibrant urban living.

Features Include:

- ☑North Facing Apartment
- ☑Architecturally Designed
- ☑Expected completion Q1 (Jan 2025 approx.)
- ☑One bedroom featuring built-in robe
- ☑Generous sized study
- ☑Level 4
- ☑Brand New
- ☑Quality SMEG dishwasher, induction cooktop, and oven
- ☑Open plan living and dining (carpeted space)
- ☑Reverse cycling air conditioning
- ☑Intercom Access
- ☑Double-glazed windows and doors throughout
- ☑LED lighting throughout
- ☑Waterfall edges to stone island benchtop
- ☑LED Strip lighting above the island bench
- ☑European laundry
- ☑Spacious balcony
- ☑1 x secure basement car space
- ☑100m walk to the light-rail
- Adjacent to Hotel Mantra
- ☑Short walk to Haigh markets every Sunday Morning
- ☑Desirable Inner-City Location
- ☑A stone's throw from the City CBD, ANU, cafes, restaurants and popular bars

EER: 6.0 Stars (approx.)

Living: 60m²

Balcony: 7m²

Body Corporate: \$1,780.04 per annum (approx.)

Rental Estimate: \$500 - \$550 per week (approx.)

Estimated Completion: Jan 2025 (approx.)

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