

**9/25 Forbes Street, Turner, ACT, 2612**

**CARTER + CO**

**Apartment For Sale**

Wednesday, 13 November 2024

9/25 Forbes Street, Turner, ACT, 2612

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 2**

**Type: Apartment**



Alistair Morrell

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## A rare offering of 2 Car-spaces for 1 Bedroom Unit

### The Features You Want to Know!

- + Large north facing bedroom
- + Two secure basement car spaces – a rare find!
- + Spacious living and dining area filled with natural light
- + Large Open-plan kitchen with lots of storage
- + Separate European laundry
- + Reverse-cycle heating and cooling
- + Close to tram and transport options
- + Easy walking distance to the CBD and local amenities

### Why You Want to Live Here!

This fantastic one-bedroom apartment offers urban living with a unique twist – two secure car spaces in the basement, an incredible bonus for a one-bedroom home. Ideal for young professionals and a low-maintenance lifestyle, this residence is designed to offer both comfort and practicality in a quiet side street along Northbourne.

Inside, the spacious, open living and dining area is flooded with natural light, creating a welcoming space to relax and entertain. The kitchen's open-plan layout complements the living space, making it perfect for entertaining or casual nights in. Additionally, the apartment includes a private balcony and a larger open green space for residents to enjoy.

Nestled in a prime location, this home is within easy walking distance to the CBD, a short trip into Dickson and plenty of options on your doorstep. With tram stops and other transport options nearby, commuting is a breeze, making it ideal for a connected lifestyle.

This rare offering won't last long – act quickly to secure your spot in this unbeatable location!

### The Statistics You Need To Know!

Block: 35

Section: 62

Rates: \$609.38 per Quarter

Land tax (if rented): \$868.49 per Quarter

Strata: \$1,552.12 per Quarter

Rental Appraisal: \$510-530 per Week

Total Living: 66 m2 (approx.)

Balcony: 7m2 (approx.)

Total house size: 73 m2 (approx.)

Heating and Cooling: Reverse Cycle A/C

NBN Fibre to the Premises

Built in 2011