

**57 Moore Street, Turner, ACT, 2612**



**Townhouse For Sale**

Monday, 13 January 2025

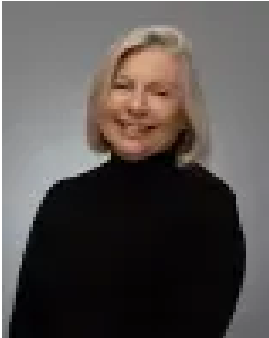
57 Moore Street, Turner, ACT, 2612

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Debbie Maddigan  
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## Turner Luxury Living – A Rare Opportunity in a Premium Location

Discover a refined lifestyle in this stunning three bedroom, two bathroom townhouse nestled in the sought-after Civium complex. Positioned on the peaceful side of Northbourne Avenue, adjacent to the serene Haig Park, this property offers the perfect blend of urban convenience and tranquil surroundings.

### Location Highlights:

A short stroll to the vibrant cafes, restaurants, shops, and amenities of Lonsdale Street and the inner-city precinct. Easy access to Haig Park Sunday Markets, Dickson, and Ainslie shops. Convenient transportation options with light rail (400m to Elouera Street stop), bike paths, and connectivity to Commonwealth Park and Gungahlin.

### Elegance and Comfort Redefined:

Renovated in 2021 under the guidance of renowned interior designer Dana Tosolini, this home seamlessly combines modern sophistication with functional design.

**Spacious Layout:** Spread across two levels, the ground floor offers internal garage access leading to a stunning kitchen and family room. Upstairs, you'll find three generously sized bedrooms, including a luxurious master suite with a walk-in wardrobe, ensuite, and private balcony.

### Gourmet Kitchen:

Designed for the culinary enthusiast, the kitchen boasts a butler's pantry, integrated Fisher & Paykel fridge/freezer, Miele appliances, and exquisite stone benchtops. A water filtration system adds a touch of convenience.

**Indoor-Outdoor Living:** Enjoy an entertainer's dream with a north-facing timber deck and a private paved courtyard featuring a vergola-equipped dining area, ideal for year-round gatherings.

### Energy Efficiency and Comfort:

This home is as practical as it is beautiful, offering energy-efficient features for year-round comfort: 5.5/6-star energy rating with wall and ceiling insulation, honeycomb blinds, and energy-saving films. Brivis ducted gas heating/cooling and evaporative air conditioning. Skylights, dimmable LED lighting, and strategically placed windows for natural light and airflow.

### Luxury Details and Security:

Underfloor heating and a spa bath in the ensuite. Crimsafe screens, remote-operated garage and gate, intercom system, and built-in security safe. High-speed internet connectivity and premium entertainment setups with included smart TVs and a Klipsch soundbar.

### Community Living at Its Best:

With a proactive body corporate, beautifully maintained communal gardens, and a friendly community vibe, Civium offers an unparalleled lifestyle. The property includes access to the serene internal courtyard and a communal herb garden.

### Additional Features:

Low-maintenance cottage garden with automated watering systems. Ample storage, including built-in cabinetry, ceiling storage with pull-down access, and garage toolboards.

Pet-friendly complex and regular social events.

This is your chance to secure a property that exudes style, functionality, and location appeal. Perfect for families, professionals, or downsizers seeking a premium home in Canberra's most dynamic neighborhood.

Contact us today for a private viewing and experience the luxury for yourself!

Rates: \$1518 per annum (approx).

Strata: \$4,343.52 per annum (approx)