

1/22 Canberra Avenue, Forrest, ACT 2603



Apartment For Sale

Saturday, 13 April 2024

1/22 Canberra Avenue, Forrest, ACT 2603

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment



Josh Morrissey
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Austin Tetteh
0433945933

\$1,650,000 - \$1,750,000

What you see: Privately set back behind established gardens and positioned on the ground floor with zero stairs to contend with, this award winning building offers apartment living at its finest. Covering an impressive 152m² of single level internal living, this expansive floor plan allows an easy transition of lifestyle, with none of the maintenance. What we see: Renowned for quality, The Dominion Residences stands as the benchmark for apartment living in the heart of the inner south. See more: Ground floor apartment in the Dominion Residences Complex Designed by Collins Pennington Architects Winner of Housing Industry Award for best Apartment Complex in ACT / Southern NSW - 2020 Open plan living and dining with floor to ceiling sliding doors Integrated Indoor/Outdoor living with private outdoor courtyard Gourmet kitchen featuring stone benchtops, custom joinery and butler's pantry Appliances include Siemens induction cooktop, dishwasher, multi-function oven and multi-function steam oven Master bedroom with ensuite, walk in robe and direct access to courtyard Two additional bedrooms with large custom built-ins Hardwood timber and carpeted flooring throughout Underfloor heating and heated towel rails to bathrooms Main bathroom with wall mounted vanities, feature tiling and bath Quality Sheer floor to ceiling curtains Electric blackout curtains in the living room. Ducted reverse cycle heating and cooling Separate laundry Double glazed windows Intercom system Double basement garage with electric roller door Within 2 minutes' drive to Manuka Shops Within 2 minutes' drive to Telopea Park School Within 3 minutes' drive to Forrest Primary School Within 3 minutes' drive to Canberra Girls Grammar Within 4 minutes' drive to Canberra Grammar School Within 6 minutes' drive to Parliament House Within 11 minutes' drive to Canberra CBD Total Living: 152m² Courtyard: 35m² Built: 2019 EER: 6.0 Rates: \$3,094 p.a Body corporate: \$2,768 p.q Rental Range: \$1,000-\$1,100 p.w Land tax: \$4,086 p.a (only applicable if rented.) Disclaimer: The above figures are approximate only. The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.