

102/217 Northbourne Avenue, Turner, ACT 2612



Apartment For Sale

Friday, 3 May 2024

102/217 Northbourne Avenue, Turner, ACT 2612

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Type: Apartment



Sam Glyde
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Nick Purnell
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\$795,000+

Experience the epitome of contemporary urban living in this meticulously crafted apartment, perched on the prestigious eighth floor, offering sweeping vistas of Black Mountain and North Canberra. As you step inside, you'll be greeted by an abundance of natural light filtering through the expansive windows, illuminating the modern and thoughtfully designed interior. Prepare to be captivated by the sleek and spacious kitchen, complete with high-end appliances, ample storage, and elegant countertops. The open-plan living, dining, and kitchen areas seamlessly flow together, creating an inviting space ideal for hosting guests or enjoying cherished moments with loved ones. Featuring three generously sized bedrooms, each equipped with built-in robes for your organizational convenience, this residence effortlessly combines style with functionality. Two bedrooms boast ensuite bathrooms, providing a luxurious retreat and enhancing your daily routine with added comfort and privacy. Step out onto the private balcony and soak in the serenity and splendor of Turner, while marveling at the breathtaking views of Black Mountain and North Canberra. Conveniently located near a variety of local and private schools, ANU, Dickson shops, and Canberra City, this apartment offers unparalleled accessibility to dining options and entertainment venues, ensuring a lifestyle of convenience and luxury.

Features:

- * Expansive open-plan layout
- * Conveniently situated on the 8th floor
- * Three spacious bedrooms accompanied by three modern bathrooms
- * Western orientation, Sweeping views of black mountain
- * Each bedroom features ample built-in storage space
- * Bedrooms 1 & 2 boast luxurious ensuite facilities
- * Enjoy year-round comfort with split-system heating and cooling
- * Stylish stone benchtops adding a touch of elegance to the kitchen
- * Benefit from energy-efficient double-glazed windows, custom fitted with motorised exterior blinds for privacy
- * European laundry for added convenience
- * Access the rooftop garden and well-equipped gym, managed efficiently by the body corporate
- * Secure basement parking provided, including a convenient storage cage
- * Within walking distance to the light rail and public transport options
- * Proximity to the vibrant hubs of Braddon, Dickson shops, and Canberra City
- * Close to a variety of both public and private schools, enhancing convenience for families

Figure Summary: EER: 693m² of Internal Living 12m² Balcony 105m² Total Area Rates: \$1,834.34 per annum (approx.) Land tax (investors): \$2,215.30 per annum (approx.) Body corporate fees: \$4,981.72 per annum (approx.) Strata: Vantage Strata Age: 5 years (Built in 2019)