

**109/56 Forbes Street, Turner, ACT 2612**



**Unit For Sale**

Thursday, 4 April 2024

109/56 Forbes Street, Turner, ACT 2612

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 100 m2**

**Type: Unit**



Tom Wiggins  
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Jaimy Butler  
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**\$699,000+**

What you see: A short walk to the light rail to connect you anywhere you need to go. Modern design and low-maintenance living that prioritises flexibility and convenience. What we see: Cancel the Uber driver. See more: Modern open plan design positioned on level one overlooking internal gardens. Kitchen featuring 40mm stone benchtop, glass backsplash, soft close cabinetry and ample storage. Appliances include Fisher & Paykel integrated dishwasher and electric cooktop. Master bedroom includes walk-in robe and ensuite. Additional bedroom includes built-in robe and direct access to bathroom. Split-system heating and cooling. Double-glazed windows throughout. European laundry. Secure single car accommodation with storage. Developed by Art Group. Built by Chase Construction. Designed by Stewart Architecture. Communal gym & rooftop garden. Priority Enrolment Area for Turner Primary School. Within a 5 minute walk to the Light Rail Stop. Within a 10 minute walk to Dickson CBD. Within a 20 minute walk to Braddon Dining Precinct. Within a 5 minute drive to the Canberra CBD. Total house size: 100m<sup>2</sup>. Living area: 88m<sup>2</sup>. Balcony: 12m<sup>2</sup>. Built: 2019. EER: 6.0. Rates: \$1,801 p.a. Land tax: \$2,170 p.a. Body corporate: \$4,125 p.a. Rental appraisal: \$650 - \$680 p.w. Disclaimer: Please note the property will not be marked under offer and inspections will not cease until the exchange of contracts has taken place. 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.