

**12/22 Canberra Avenue, Forrest, ACT 2603**

**Apartment For Sale**

Friday, 3 November 2023

12/22 Canberra Avenue, Forrest, ACT 2603

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



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**\$1,595,000+**

Positioned on the second floor of one of Canberra's best developments, this spacious three-bedroom apartment is a step above the rest of the Canberra market. It is located within the ACT's best suburb of Forrest and is therefore just moments to Manuka, Parliament House, Lake Burley Griffin, Kingston and within the catchment zone of the region's best schools. This means that you're at the doorstep to some of the best eateries, bars and entertainment that Canberra has to offer. From the moment you arrive outside the 'Dominion Residences' you can see that this is not your run of the mill development. The facade is clad with the Southern Hemisphere's largest installation of porcelain and its combination with the raw concrete and black steel balustrades complete the look theorised by the highly regarded Collins Caddaye Architects. The interiors were designed by award winning Capezio Copeland and no expense was spared with many of the finishes having been imported from Italy. The building built by CapCorp is so highly regarded that it was awarded the Housing Industry Award for best Apartment Complex in ACT / Southern NSW for 2020 and was a finalist in the Australian Awards. There are just three apartments that share the second floor of this boutique development. The floorplan of number 12 has been carefully thought-out. Upon entry you are greeted by a large hallway that ensures privacy and separation from the living rooms. This feeling of space is carried throughout, highlighted by three well separated bedrooms and windows to all three sides of the property. The apartment is flooded with natural light and fronts a leafy Dominion circuit. Whilst this home is ideal for an owner occupier who is looking to downsize or enjoy the amenities that are within walking distance, it would also suit an investor looking to secure a fantastic property that is surrounded by Government departments and private industry tenants.

**Summary:**

- Northerly orientation
- Flanked by glass on three sides
- Reverse-cycle heating and cooling
- Great floorplan with bedroom separation
- The two-car lock-up garage has a generous storage area within.
- Gourmet kitchen with induction cook top and Siemens appliances
- A separate laundry
- Double glazed windows
- LED downlights with feature down lights in the lounge and kitchen.
- High ceiling heights
- HIA Award for Best Apartment Complex in ACT / Southern NSW

**Figure Summary (all approx.):**

- 152m<sup>2</sup> internally plus 13m<sup>2</sup> of balcony
- Body corporate: \$2768 p.q.
- General rates: \$773 p.q.
- Water and sewage: \$185 p.q.