

14/77 Northbourne Avenue, Turner, ACT 2612



Unit For Sale

Friday, 1 December 2023

14/77 Northbourne Avenue, Turner, ACT 2612

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 70 m2

Type: Unit



Alec Brown
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\$475,000

Nestled on the fringe of the CBD, 14/77 Northbourne Avenue, Turner is a stylish 1-bedroom loft-style apartment, embodying contemporary urban living. With 70 square metres of living space, this residence seamlessly combines modern design with practicality. The open-plan living area features a loft-style layout, creating a sense of spaciousness and versatility. Adding to the allure is a private courtyard with direct street access, offering a personal oasis for relaxation or entertaining guests. What sets this property apart is its proven success as an Airbnb investment, making it an appealing opportunity for investors looking to leverage Canberra's thriving tourism market. Boasting unrivalled proximity to the city center, this residence allows residents to immerse themselves in the best Civic has to offer, with dining, entertainment, and cultural experiences just moments away. Convenience is further emphasized by the inclusion of one secure car park, ensuring both security and ease of daily living. An enviable home or investment, inspections are highly recommended. Property Features Include: • Open plan kitchen and living areas boasting with natural light • Generous sized bedroom upstairs with corner study • Timber flooring in entertaining areas with carpet in bedroom • Situated on the ground floor, private courtyard and street access • Split system installed for year round comfort • Communal on site pool facilities & BBQ area • Intercom • Secure basement parking • UV: \$38,587 (2023) • Rates: \$1,396.92pa • Land Tax: \$1,743.37pa (Investors only) • Strata: \$4,738.20pa • EER: 5.0 Close proximity to: • Canberra CBD & surrounds • Civic shopping precinct • Australian National University • Haig Park & Turner Parkland • CSIRO Discovery Centre • Public Transport & arterial roads Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.