

**17/9 Fitzroy Street, Forrest, ACT 2603**



**Sold Apartment**

Monday, 25 September 2023

17/9 Fitzroy Street, Forrest, ACT 2603

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Symon Badenoch  
0412898690



Lucia Marzano  
0420826198

**\$900,000**

Discover the epitome of spacious living in this extraordinary top-floor walk-up apartment offering a sprawling 159 m<sup>2</sup> of living space spread over two levels. Notably larger than most three-bedroom apartments in the area, this property provides an unparalleled sense of space and comfort. Located in the heart of the inner south, this gem is situated near the renowned Telopea Park School, one of Canberra's finest educational institutions. Enjoy the convenience of proximity to Lake Burley Griffin, the vibrant Manuka precinct, and Kingston shops. Step inside to discover generously sized living areas downstairs, with the kitchen at the heart of this home - perfect for entertaining and family gatherings. Relish the tranquility of a leafy outlook that enhances your daily living experience with 2 downstairs balconies, providing a sense of calm amidst city life. The large main bedroom boasts an ensuite, and is overall large in size offering a private retreat. Stay comfortable year-round with ducted reverse cycle heating and cooling throughout the property. This apartment comes with two side-by-side parking spaces, ensuring convenience and ease for you and your guests. The private and quiet home is rarely offered to the market. Features include: 3 generous bedrooms, Private main bedroom with ensuite, Top floor location, 2 storey design, Flexible oversized living, family and dining areas, Huge kitchen equipped with quality fittings, dishwasher and appliances, Leafy outlook, Ducted reverse cycle air conditioning/heating, 2 (side by side) car spaces plus additional storage, New blinds throughout, Dryer. Don't miss the chance to make this prestigious Canberra suburb your home. EER: 5.0, Built: 2001, General Rates: \$2,157pa approximately, Land Tax: \$2,382pa approximately, Strata Levies: \$5,545pa approximately, Residence: 159sqm approximately, Balcony 11sqm and 7 sqm approximately, Car space: 13sqm each approximately, Storage: 2sqm approximately.