

**18/15 Fitzroy Street, Forrest, ACT 2603**

**VERV**

**Sold Apartment**

Friday, 3 November 2023

18/15 Fitzroy Street, Forrest, ACT 2603

**Bedrooms: 2**

**Bathrooms: 2**

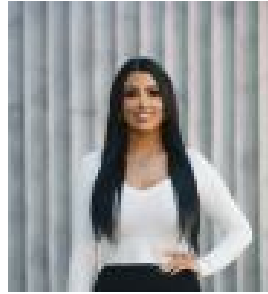
**Parkings: 1**

**Area: 87 m2**

**Type: Apartment**



Jason Roses  
0431419847



Sharna Sinclair  
0261763476

**\$860,000**

Welcomed to the market is this gorgeously appointed two-bedroom apartment in a blue-ribbon location and within one of Canberra's most desired areas. 'The Astor' is a stunning boutique development that offers character and charm, surrounded by neatly manicured hedges and established gardens in the leafy suburb of Forrest. From the entry there are only three steps to your front door. The apartment is perfectly positioned with the living areas facing north and bathed in natural sunlight throughout the day. A stunning open plan living area and generous kitchen provide the apartment with a sense of space and liveability. The gorgeous modern kitchen has an island bench, marble stone benchtops, tiled splashback, stainless steel appliances and ample storage space. The outdoor entertaining area is something truly special, with double French doors in the living area opening directly to the huge 114m<sup>2</sup> paved courtyard that wraps around the apartment. This is a truly special outdoor space, where you will enjoy privacy and garden views at the rear of the building. The courtyard provides plenty of space for a pet, and boasts a large raised garden bed with drip hose irrigation, perfect for your very own veggie garden! This apartment is the perfect place to entertain your friends and family year-round. It is rare indeed to find an apartment with such a substantial outdoor area. The location is highly desired, centrally positioned in the heart of Forrest you are within metres walk to Telopea Park, Kingston Foreshore, a short walk to Manuka Dining Precinct and within close proximity to some of Canberra's best schools, and directly opposite Telopea Park School. If you are interested in purchasing this highly desired apartment, please get in contact.

Features Include:- Boutique and Premium Development- Desirable 'The Astor' complex- Dress circle location- North facing living areas- Incredible 114m<sup>2</sup> outdoor courtyard, accessible from living area and master bedroom- Gorgeous 87m<sup>2</sup> living apartment- Two bedroom apartment- Master bedroom with walk-in-robe, ensuite and sliding door access to courtyard- Second bedroom with built-in robe- Two designer bathrooms, both with in-slab heating, marble stone benches and floor to ceiling tiles- Bathtub in main bathroom- Single underground car space with storage cage- Modern kitchen with island bench, marble benchtops, tiled splashback, ample storage and stainless steel appliances. Asko Dishwasher. SMEG Oven.- Updated laminate flooring- Updated internal paintwork in 2018- Reverse cycle AC units in living area & main bedroom (both smart units with wifi)- Close to Forrest Primary and Telopea Park- Close to Manuka and Kingston shops- Short walk to Manuka Pool and Manuka Stadium- Walking distance to Department of Finance, DFAT, Human Services and other Barton Offices- Proximity to Canberra's best schools

EER: 5 stars  
Living Size: 87m<sup>2</sup> approx.  
Courtyard size: 114m<sup>2</sup> approx.  
Rates: \$2,606.24 per annum approx.  
Land Tax: \$3,357.87 per annum approx. (paid if rented out)  
Body Corporate: \$2,299.69 per quarter approx.