

**2/17 Macleay Street, Turner, ACT 2612**

ARCHER

**Sold Apartment**

Sunday, 20 August 2023

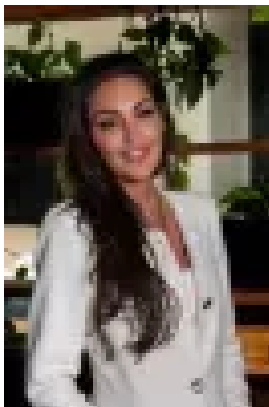
2/17 Macleay Street, Turner, ACT 2612

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Cinti Kyam

0402728436

**\$831,000**

Discover tranquility and urban convenience in this flexible two-bedroom single level townhouse-style apartment nestled within lush green surroundings walking distance from the pulsing energy of Braddon and the heart of the city. As the sunlight filters through the leaves, you'll wake up to the beauty of nature enveloping your space. This light-filled two-bedroom apartment offers a unique townhouse alternative, providing the comfort and privacy of a single-level residence. Yet, just moments away from the vibrant energy of inner city living, complete with top-tier dining, shopping, and entertainment options just a stone's throw away. Leave the hustle and bustle behind and embrace the charm of a walkable lifestyle. With your car parked securely, you'll have the freedom to explore nearby parks, unwind at relaxed local venues, and easily access the light rail system for further city exploration. Step inside to find a spacious and light-filled open-plan living area that seamlessly blends indoor and outdoor living. Established trees surround the front and rear courtyards, offering a serene green outlook that fills the space with tranquility. The eco-friendly bamboo flooring infuses warmth and richness into the living areas. Entertaining is effortless with a stunning kitchen that flows gracefully into separate dining and living spaces. From here, you'll have access to a gorgeous deck, perfect for hosting gatherings or simply enjoying moments of quiet reflection. The established, private leafy courtyard provides an oasis of calm, with direct access to a beautifully manicured communal garden where you can unwind in natural beauty. The apartment boasts two well-sized bedrooms, both featuring built-in robes and luxurious carpeting with a generously appointed ensuite to the Master bedroom. The second bedroom offers flexible living with direct access from the lush front courtyard. Both ensuite and second bathrooms featuring oversized showers, you'll have the comfort and convenience you desire. Storage is ample throughout the apartment, ensuring your living space remains organized and clutter-free. The secure underground parking for two cars adds a layer of convenience to your urban lifestyle. This single-level townhouse-style apartment harmonizes tranquility and urban living like no other. It's an opportunity to wake up to the beauty of green, leafy surrounds while relishing the vibrancy of the city just beyond your doorstep. Don't miss your chance to experience the best of both worlds in this exceptional residence. Escape to tranquility while embracing the urban pulse in this exquisite two-bedroom single level townhouse-style apartment, perfectly situated in the heart of the inner city. Features Include: - Formal Entry - Two generously sized bedrooms with built-in robes - Oversized ensuite to Master - Modern kitchen with stone bench tops and dishwasher - Reverse cycle air conditioning - Two courtyards - Rear courtyard with large deck and established gardens - Separate access from front courtyard to second bedroom - Flexible inner city living - Secure underground parking for two cars - Walk everywhere location - just minutes from the Lightrail/public transport, Braddon and City Centre - Internal living 102.9m<sup>2</sup> Courtyard 37.7m<sup>2</sup> - Body Corporate Fees: \$1280 per quarter (approx) - Land Tax: \$880 per quarter (approx) - Rates: \$650 per quarter (approx) **DISCLAIMER** We have obtained all information provided here from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations and satisfy themselves of all aspects of such information including without limitation, any income, rentals, dimensions, areas, zoning and permits. Any figures and information contained in this advertisement are approximate and a guide only and should not be relied upon for financial purposes or taken as advice of any nature. Individuals, Self-Managed Super Funds, companies, anyone or entity, should make their own inquiries and seek their own advice and rely only upon those inquiries and advice. Archer does not guarantee the accuracy of the information above and are not financial advisers or accountants and do not provide any of the above information as advice of any nature.