

**22/28 Canberra Avenue, Forrest, ACT 2603**



**Apartment For Sale**

Thursday, 12 October 2023

22/28 Canberra Avenue, Forrest, ACT 2603

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 126 m2**

**Type: Apartment**



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**\$949,000**

This contemporary apartment is exceptionally located, just a short 5-10 minute walk from Manuka Village, Manuka Oval and Pool, Parliament House, Telopea Park School, Forrest Primary School, the popular Realm precinct, and A grade government and private offices. Situated on the second level of the 'Empire Apartments', the property has a spacious, open-plan design that benefits from treetop views and an abundance of natural light. The centrepiece of the living area is a large, designer kitchen appointed with luxury stainless steel appliances and stone benchtops. The two generously sized bedrooms are serviced by separate bathrooms, and the master suite has its own walk-in robe. A dedicated study with built-in desk adds to the functionality of the living space. If the combination of luxury and location is appealing, then this property has to be on your viewing list. \* Walking distance to Manuka, Kingston, Parliamentary Triangle, Barton offices and Lake Burley Griffin\* Large kitchen with 4m stone island bench, Miele dishwasher, gas 900mm cooktop, wall oven and convection microwave oven\* Master suite with walk-in wardrobe and ensuite with shower recess + bath\* Plantation blinds in the bedrooms and block out curtains in the living area\* Separate study with built-in desk\* Separate laundry area\* Two ducted reverse cycle heating and cooling systems, one for the living area and one for the bedrooms and office\* Private elevator servicing two units per level\* Double secured basement parking with storage, located directly beside the lift\* Secure visitor parking available\* Video security intercom\* Apartment size 126sqm + balcony 19sqm \* Council rates \$2,789pa, Land tax (if rented) \$3,612pa, Strata levies \$2,616pq (all approx.) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.