

**27/36 Canberra Avenue, Forrest, ACT 2603**

LUTON

**Apartment For Sale**

Friday, 26 January 2024

27/36 Canberra Avenue, Forrest, ACT 2603

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Sophie Luton  
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## Auction

Presenting an exclusive address delivering a masterful design, amenity to Manuka and the Parliamentary Triangle, and a sensational north-easterly aspect. This is a sky home penthouse. Floor to ceiling glass windows ensure boundless natural light. Living, dining and bed rooms all have sliding door access to the terraces. Gallery-grade art hanging system throughout makes the most of abundant hanging space. Private and secure lift access direct to the private lobby from the double basement carpark. The spacious master bedroom is segregated in its own wing, with bedrooms two and three also nicely separated – offering secluded private quarters. Manuka is a stone's throw away, as is the gorgeous Manuka Pool and the iconic Manuka Oval. Stroll to St Christophers, St Pauls or St Andrews. Features: Level 3 (top floor) apartment of the "Aureus" Complex Direct lift access into the apartment with private lobby Two separate terraces for entertaining North easterly orientation Beautiful views and outlook over trees to Manuka Oval and Mt Ainslie, and partial view to Parliament House Within the Parliamentary Triangle Timber floors, high ceilings and floor to ceiling windows and sliding doors opening onto terrace Dining/meals area with beautiful outlook Kitchen with stone benchtops and stainless steel Miele appliances, integrated fridge and freezer Master bedroom with soaring ceiling, walk-in-robe and ensuite Bedrooms two and three with built-in-robos Main bathroom with floor to ceiling tiles and separate toilet European laundry Linen cupboard LED Lights Ducted reverse cycle heating and cooling Two side by side car spaces + storage adjacent to lift Picture rails EER: 3.5 Land Rates: \$3,606 P/A approx Body Corporate: \$4,260 P/Q approx (including sinking fund) Internal living area: 150m<sup>2</sup> approx Balcony: 84m<sup>2</sup> approx (across two balconies)