

**3/2 David Street, Turner, ACT 2612**

ARCHER

**Townhouse For Sale**

Tuesday, 14 May 2024

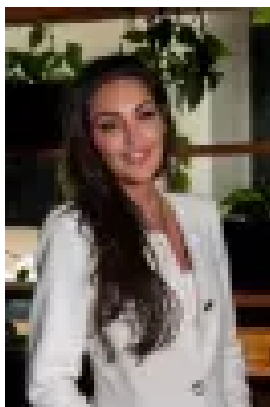
3/2 David Street, Turner, ACT 2612

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: Townhouse**



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## Awaiting Price Guide

Designed By COX architecture, located in the bustling suburb of Turner, this property seamlessly blends vibrant city living with unparalleled convenience. Positioned near the trendy Braddon district and the lively Canberra CBD, it provides easy access to a vibrant tapestry of entertainment, dining, shopping, and cultural activities. Adding to its appeal, the property is close to government offices, businesses, and educational institutions. Embrace the opportunity to own your private oasis in this inviting and well-connected haven. Embark on your journey starting from the ground floor, where a spacious one bedroom retreat complete with ensuite, walk in robe and large courtyard, offering both convenience and privacy. With a separate entry this versatile area could be used as a parents retreat, teenage bedroom, home office or beauty business, serving as a practical and flexible area in your new home. Ascending to the first floor, you'll find an open-concept living, dining, and kitchen area, ideal for daily living and entertaining. This floor also hosts a luxurious master bedroom featuring a generous walk-in robe, opulent ensuite and balcony access. The sleek, modern kitchen, complete with high-end appliances and ample storage, is a chef's haven, perfect for culinary creations and intimate gatherings. Step outside on the first floor and enjoy two separate balconies running the length of the front and rear of the property allowing for gorgeous light, crossflow ventilation and offering flexibility for relaxation or lively gatherings. Enjoy vistas to black mountain from your master and living areas from your commercial grade, double glazed windows further adding to the energy efficiency and peaceful living in this stunning property. This multi-level layout showcases meticulous attention to detail, resulting in a residence that effortlessly merges comfort and sophistication. Whether reveling in the ground-floor's flexibility and convenience, luxuriating in the master bedroom's opulence, or enjoying multiple outdoor areas, every aspect of this home is designed with your lifestyle in mind. Welcome to a residence where thoughtful design enhances every moment, offering a seamless blend of luxury and convenience.

Features:- Master Bedroom with spacious walk-in robe and ensuite- 4 Extra-large Bedrooms with built-in robes- Ensuite to ground floor retreat and master bedroom- Multiple living areas- Ample Storage- Large Courtyard- Commercial grade double glazed windows- Secure two car garage plus storage within the basement car park. Living Area: 187sqm Courtyard: 18sqm balconies: 39sqm Fees:- Strata: Admin. \$1562 per quarter- Strata: Sinking fund \$662.95 per quarter

**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.