

3/28 Canberra Avenue, Forrest, ACT 2603



Apartment For Sale

Thursday, 15 February 2024

3/28 Canberra Avenue, Forrest, ACT 2603

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 189 m2

Type: Apartment



Dan McAlpine
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Louise Harget
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\$995,000+

With idyllic privacy behind beautiful hedges, this ground floor Forrest sanctuary could not be more perfectly positioned to enjoy all the Inner South has to offer, just 200m from Manuka village, and with immediate access to The Parliamentary Triangle, Barton, Kingston, and the Lake. Centred around a clever open plan, the living, dining, and kitchen hub is spacious, and light filled, taking advantage of the northly aspect, and effortlessly connecting to a large paved courtyard that is perfect for year-round relaxing and entertaining. The quality central kitchen features stone benchtops, a 4m long eat at kitchen island, glass splashbacks, gas hob, wall ovens, and plenty of storage behind quality cabinetry, keeping the home chef well connected to family and friends whilst enjoying a quality space to create. The main suite is spacious, featuring a large walk-in robe and designer ensuite, complete with bathtub, frameless shower, and floating stone top vanity. The main bathroom is finished to the same high standard, and services the large 2nd bedroom, also with a walk-in robe, with a central study or creative space adding another welcome layer of versatility to the floorplan. An internal Euro style laundry and 2 secure parking spaces complete the home, offering the perfect Forrest haven for anyone looking to enjoy all that this highly sought after and tightly held locale has to offer.* 2 bedrooms + study, 2 bathrooms (138sqm internal living) and 2 car secure parking* Spacious open plan living and dining flowing out to expansive and private 43sqm hedged courtyard, perfect for alfresco relaxing and entertaining* Quality central kitchen with stone benchtops, eat at kitchen island, glass splashbacks, gas hob, wall ovens, and plenty of storage throughout* Main suite with good sized walk-in robe and designer ensuite, complete with bathtub, frameless shower, and floating stone top vanity + additional bedroom with walk in robe and additional study/creative space* Main bathroom with frameless shower and floating vanity + internal laundry* Double glazed windows, ducted reverse cycle heating and cooling* 2 secure car spaces* Only a few minutes to Manuka and all its benefits, restaurants, cafes, not forgetting Manuka Oval, the Barton Employment hub, Real Park, old and new Kingston and the lake, just a gentle stroll away* Council rates \$2,836pa, Land Tax (if rented) \$3,679pa, Strata Levies \$2,700pq (all approximate)* EER: 5.0Whilst 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.