

3/9 Fitzroy Street, Forrest, ACT 2603

Apartment For Sale

Friday, 23 February 2024

3/9 Fitzroy Street, Forrest, ACT 2603

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 97 m2

Type: Apartment



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Auction

An incredible opportunity to secure a premiere apartment in the sought-after suburb of Forrest, suited to buyers looking for a high-end but low maintenance home, with the added bonus of an easy lifestyle. Conveniently located within moments from Manuka & Kingston shopping precincts, Barton offices, the Parliamentary Triangle and the City Centre.

FEATURES

- Executive apartment located in the popular 'Empire on the Park' development
- Light-filled, north-east facing living room overlooking a brand-new podium, complete with landscaped common grounds
- Spacious, open plan design, including living, dining, island kitchen and study nook
- Two spacious bedrooms open onto a balcony with a private, leafy outlook
- Both bedrooms with built-in robes
- Main bedroom with ensuite
- Kitchen with granite bench tops, island bench and great storage
- Main bathroom with European laundry (dryer included, and washing machine optional)
- Split system heating/cooling in living room and master bedroom
- EER 6 stars for incredible energy efficiency
- Secure basement car space, with visitor parking and secure storage room
- Secure building with intercom access
- Only a couple of minutes' walk to Telopea School, Manuka Pool, Manuka Oval and the leafy and tranquil Telopea Park
- A short walk or quick drive to Forrest Primary, Canberra Girls Grammar and Canberra Grammar School - each less than 2 km away
- 5 minutes' walk to Manuka and Barton, 10-15 minutes to Kingston and the Foreshore - all featuring many cafes, restaurants, supermarkets, pubs, banks, post and other amenities
- Short walk to many Government agencies in Barton, and Parliament House is less than 2 km away
- Under 5 minutes' walk to the main bus route on National Circuit, offering direct transport to Woden, Russell, the city or ANU. Direct bus to Narrabundah college from Manuka shops

WHAT THE SELLERS LOVE ABOUT THE HOME

1. The property is positioned in a quiet and leafy yet incredibly accessible location. Walking in the neighbourhood is serene, yet you're never too far away from the urban hum, with various amenities to satisfy all your needs.
2. It is incredibly spacious for a two-bedroom, with more than enough room either for guests sleeping over, a play section for the kids, a study nook or various other ideas in this very functional apartment.
3. It's amazing how much sunlight comes through the large, north-east facing windows in the living/dining area. Delightful throughout the year, and warming up the apartment in the chilly season.

STATISTICS (all figures are approximate)

EER: 6.0
Home Size: 97m²
Balconies: 5m² + 9m²
Construction: 2001
Rates: \$610 per quarter
Land Tax: \$806 per quarter
Strata Levies: \$1,081 per quarter (admin + sinking fund)
Units in Complex: 21
Rental Range: \$660 - \$700 per week