

35/38 Canberra Avenue, Forrest, ACT 2603

LUTON

Apartment For Sale

Thursday, 21 December 2023

35/38 Canberra Avenue, Forrest, ACT 2603

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment



Sophie Luton
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Richard Luton
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Auction

Discover a two-storey oasis filled with abundant natural light, offering a seamless blend of style and functionality. This light-filled apartment encapsulates modern luxury, boasting open-plan living, sleek finishes, and a leafy outlook. Experience the epitome of contemporary urban living, where every corner exudes elegance and charm. Sunbathed in natural light with large floor to ceiling windows. Excellent separation of the main bedroom suite to the additional two bedrooms. Walk to excellent restaurants in Manuka, Kingston & Barton, St Christophers and Lake Burley Griffin and walk to work in the Parliamentary Triangle office precinct. Features: North-easterly orientation to the front Private oasis with leafy outlook Three outdoor terraces with planter boxes Two-storey light-filled design Floor to ceiling windows Immaculate condition Open-plan living room with timber floors, opening onto front balcony with plant wall Study nook Kitchen with stainless steel appliances and stone benchtops and integrated fridge and freezer Bedrooms two and three with built-in-robos and rear balcony access Main bathroom with bathtub European laundry Master bedroom segregated upstairs making a private retreat area with ensuite, walk-in-robe and balcony with planter boxes Two car spaces and storage cage Ducted reverse cycle heating and cooling Within the Parliamentary Triangle Walk to Manuka, Kingston & Lake Burley Griffin EER: 5 Land Rates: \$639 P/Q approx Apartment size: 125m² approx Balcony size: 51m² approx (over 3 terraces) Body Corporate: \$2,785 P/Q approx (including sinking fund)