

**38/54 Forbes Street, Turner, ACT 2612**



**Sold Apartment**

Tuesday, 15 August 2023

38/54 Forbes Street, Turner, ACT 2612

**Bedrooms: 3**

**Bathrooms: 2**

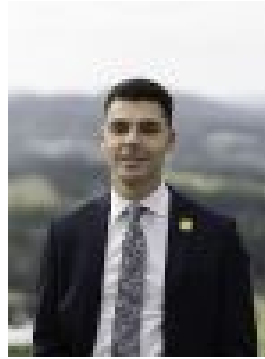
**Parkings: 1**

**Area: 103 m2**

**Type: Apartment**



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**\$705,000**

Fabulously located in the leafy urban oasis that is Canberra's vibrant inner north, this split-level apartment is a truly unexpected surprise. Tucked away in the well-maintained Northgate Gardens complex, it's a light-filled haven of full brick construction where sunshine infiltrates and everyday living will be effortless. Upon entry, your gaze will be drawn to the delightfully open plan living area, crowned in soaring ceilings and extending to a cute balcony where you can enjoy the mountain view. From here, a feature timber staircase takes your eyes upwards to the second floor, where an open landing provides access to two of the three bedrooms. Pleasingly, both the kitchen and each of the bathrooms are extremely comfortable and the inclusion of a good-sized laundry and roof storage is a desirable bonus. Whether you're looking for a fantastic first home or a great investment, this home certainly ticks a lot of boxes. And most appealing of all, you'll have the very best of everything Canberra has to offer virtually on your doorstep! Property features include: • Sturdy full brick construction • Vaulted ceilings throughout • Split level with loft style upper landing • L-shaped, open plan carpeted living and dining area • Neat kitchen includes a dishwasher, pantry and servery to the dining zone • Sunny balcony enjoys a leafy outlook across to the mountains • Main bedroom downstairs with built-ins and a shower ensuite • Two further upstairs bedrooms with built-ins • Large main bathroom includes both shower and bath • Plantation shutters fitted in the bedrooms • Split system a/c in the living area • Carpeted throughout • Good sized laundry • Handy roof storage • Community vegetable garden onsite • Living: 103.5sqm • Rates: \$1,879.13pa • Land Tax: \$2,589.22pa (Investors only) • Strata: \$5,829pa • UV: \$188,160 (2023) • EER: 1.5 Close proximity to: • O'Connor shops • Macarthur Avenue light rail • Australian National University • Haig Park and O'Connor Ridge • Civic centre • Government offices • Array of cafes, bars and restaurants • Walking distance to The Howling Moon, Tilley's & The Duxton Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.