

4/28 Canberra Avenue, Forrest, ACT 2603



Sold Apartment

Monday, 14 August 2023

4/28 Canberra Avenue, Forrest, ACT 2603

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 139 m2

Type: Apartment



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Idyllically tucked behind an established hedge, and with its own Liquid Amber to shade the northern courtyard, apartment #4 offers a stylish fuss free lifestyle on the fringe of all Manuka, Barton and Kingston has to offer. Often sought but seldom found, this floorplan packs a punch. Two large bedrooms perfectly segregated with their own luxurious en-suites plus a brilliant study, large kitchen with 4m island breakfast bar, and the most sensational living space flowing into a private leafy courtyard. In pristine condition, the paint and new engineered timber flooring gives a clean and neutral aesthetic and bounces the northern light throughout. Truly spacious, the living zones will comfortably accommodate a 10 seat dining table, and lounge seating to match, and wall space for treasured art collections. 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. * Walking distance to Manuka (200m approx.) Parliamentary Triangle, Barton offices and Lake Burley Griffin* Two outdoor terraces at the front (43sqm) and back (8sqm) of the apartment creating lovely airflow, both with private gate access* Large kitchen with 4m stone island bench, Miele dishwasher, gas 900mm cook top, wall oven and convection microwave oven* Separate study with built-in desk plus a sensational walk in linen cupboard* Master suite with built in wardrobes, plus walk in robe / walk in linen and ensuite with large shower recess + bath* Double glazed windows + plantation shutters + quality block out curtains to bedrooms* Ducted reverse cycle heating and cooling + ceiling fans in both bedrooms* Apartment is adapted and accessible for wheelchairs* Council rates \$2,669pa, Land Tax (if rented) \$3,399pa, Strata Levies \$2,699pq (all approximate) Whilst 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.