

**4/41 Forbes Street, Turner, ACT 2612**



**Apartment For Sale**

Friday, 1 March 2024

4/41 Forbes Street, Turner, ACT 2612

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 160 m2**

**Type: Apartment**



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## Auction

Auction Location: Auction In Room | LJ Hooker Canberra City Auction HQ Step into the refined living at Forbes + Turner, where every detail is meticulously curated to offer an unparalleled urban sanctuary. The local developer is deeply invested in the community and takes pride in their track record of delivering exceptional quality developments that seamlessly blend sophistication with local charm. Nestled along a serene tree-lined street, their collection of only eight bespoke apartments invites you to embrace a lifestyle of exclusivity and elegance. Indulge in the luxury of spacious, light-filled interiors that bask in the warmth of natural sunlight, creating an ambiance of serenity and comfort. The three-bedroom, single level apartment features an open-plan layout, seamlessly integrating the living, dining, and kitchen areas to facilitate effortless entertaining and modern living. The main bedroom serves as a sanctuary, boasting a large walk-in robe and an ensuite bathroom, providing a private retreat within your own home. Enhancing convenience, there is a separate laundry room and a lavishly appointed main bathroom complete with a relaxing bathtub. Embrace the outdoors with Juliet balconies extending from the main bedroom and bedroom two, offering intimate spaces to appreciate the scenic views. Step onto the terrace, accessible from both the living room and bedroom three, and immerse yourself in the tranquility of outdoor living. Whether unwinding in the back-to-wall freestanding bathtub, cooking up a culinary masterpiece in the designer kitchen, or simply enjoying the serenity of your private balcony or terrace, every aspect of this brand-new residence is designed to elevate your everyday living experience and surpass expectations.

Features: Boutique living - only 8 bespoke apartments all 3 bedrooms & single level Sunny light filled apartments in beautiful tree lined street Local developer with local interests, long track record of building high quality developments Large scale common area LED backlit artwork by artist Tommy Balogh Emphasis on high level architectural design 2.7 m high ceilings in living areas Floor to ceiling windows to living areas Climate control Reverse cycle air conditioning individually controlled per room Double glazed windows with high energy efficiency Recessed pelmets with LED strip lighting Engineered timber floors Soft close function to most kitchen doors Mile pyrolytic oven Miele 800mm induction cooktop Schweigen undermount rangehood Miele fully integrated dishwasher Stainless steel undermount double bowl kitchen sink Custom joinery vanities with reconstituted stone finished Parisi L'Hotel bathroom accessories with concealed cistern Zero threshold flooring to wet areas and bedrooms Brushed nickel tapware In floor under tile heating to wet areas Back to wall freestanding bathtub Frameless glass shower screen Steibel instantaneous electric hot water Electric wall mounted dryer CCTV security surveillance system Security audio video Underground basement carparking with storage Secure lift access and secure basement lobby area Wheelchair friendly threshold to most outdoor areas Exposed concrete common area walls Timber cladding soffit to ground floor foyer Common area landscaping including provisions for communal vegetable patch and fire pit

Essentials: EER: 7.8 140m<sup>2</sup> of Internal Living 20m<sup>2</sup> Terrace 160m<sup>2</sup> Total Area Body corporate estimate: \$3,250 per annum (approx.) Rental estimate: \$1000 - \$1100 per week LJ Hooker Strata