

**44/22 Hartley Street, Turner, ACT 2612**



**Apartment For Sale**

Friday, 3 May 2024

44/22 Hartley Street, Turner, ACT 2612

**Bedrooms: 2**

**Bathrooms: 2**

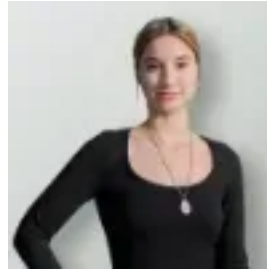
**Parkings: 1**

**Area: 83 m2**

**Type: Apartment**



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## By Negotiation

With a tranquil and private position on one of the highly prized, leafy streets of Turner, this spacious apartment combines a rare generosity of space with an ultra-convenient locale to deliver a garden sanctuary that is truly warm and inviting. The open plan living spaces encompass both a generous lounge/living that connect to the rear alfresco dining, as well as a connected dining/meals/kitchen hub. The kitchen is spacious and features stone benchtops, tiled splashbacks, gas hob dishwasher, and plenty of storage throughout, benefiting also from plenty of natural light. The main suite has a private undercover patio looking out over the expansive front courtyard garden, and enjoys a walk-through robe and ensuite with floor to ceiling tiling, oversized shower and stone top vanity with good storage. The main bathroom is finished with the welcome addition of a bathtub, and services a 2nd large bedroom that boasts its own private outdoor patio as well as built in robes. An internal laundry and secure basement car space round out this quality Inner-North offering, with plenty of space and a tranquil garden setting, it is an absolute must to inspect.\* 2-bedroom, 2-bathroom, 1 secure car space, and over 80 sqm of outdoor garden space\* Large lounge/living opening to rear undercover private alfresco, and additional dining/kitchen space\* Large kitchen with stone benchtops, breakfast bar, tiled splashbacks, gas hob dishwasher, and plenty of storage throughout, benefiting also from plenty of natural light\* Main bedroom with walk through robe and ensuite, and 2nd bedroom with built-in robes, both with private patio spaces overlooking front courtyard garden\* Main bathroom with bathtub, shower over, floor to ceiling tiling and vanity with good storage\* Internal laundry\* Secure basement car space Internal Living: 83sqm (approx.) Outdoor living: 80sqm (approx.) EER: 4.5 Rates: \$2,569pa (approx.) Land tax: \$2,798pa (approx.) Strata: \$1,315pa (approx.) 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.