

**45/219A Northbourne Avenue, Turner, ACT 2612**

LUTON

**Sold Apartment**

Monday, 23 October 2023

45/219A Northbourne Avenue, Turner, ACT 2612

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Kate Yates

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## Contact agent

New 12 month lease and brand new carpet! Positioned on level six of the Monarch complex, in the heart of the bustling Inner North, this generous one-bedroom plus separate study apartment is the place to be! With both a bus stop and the light rail literally at your doorstep, you can leave your car at home and be in the City Centre and surrounds in minutes! Alternatively, you can stay at home and enjoy the Monarch amenities, including an indoor heated swimming pool, gym and visitor parking. Featuring two balconies at either end, a lovely cross breeze flows through the apartment. The open-plan living area is extended by the front balcony and offers views through to Mount Ainslie. The modern kitchen is well designed with electrical appliances including a dishwasher and features a custom-built breakfast bar which can be lowered if needed to create more space. Working from home is easy with a designated study away from the living area. The bedroom is generous with mirrored built-in wardrobes and access to the back balcony, creating a private oasis. Adding to the practical design, a two-way bathroom with separate toilet allows guests to easily access the amenities. A single car space and storage cage are also provided. Only a short drive to the City Centre, The Australian National University, public transport, local schools and cafés, the Monarch is a great lifestyle choice. Features: -One-bedroom plus study apartment on level 6 of the Monarch complex -Only two units per floor -Open-plan living with brand new carpet, curtains, wall mounted reverse-cycle air-conditioning unit, sliding glass and screen door to front paved balcony with lighting and views to Mount Ainslie -Practical kitchen with electrical appliances including oven, cooktop and rangehood, single sink, half-drawer dishwasher, pantry and custom-built flip-out breakfast bar - Separate study with carpet -Bedroom with carpet, three-door mirrored wardrobe, access to back balcony with sliding and screen door, plus access to two-way bathroom -Two-way bathroom has floor to ceiling tiles, shower, vanity with storage and separate toilet -European laundry with dryer and wash tub -Linen press -One car space and storage cage -Electric hot water -Monarch has an indoor pool plus gym and visitor parking -Close to the Light rail, bus stop -Visitor parking available -Short drive to City Centre, The Australian National University, Braddon, Dickson and Lyneham shops, public ovals and parks Rates: \$434 p.q. (approx.) Currently rented at \$495 per week Land tax if rented out: \$528 p.q. (approx.) Strata fees: \$1,034 p.q. (approx.) Rental Appraisal: \$490 to \$540 per week. Recently rented out for \$520pw. Built in: 2006 Apartment size: 65m<sup>2</sup> internal, Front balcony: 9m<sup>2</sup>, back balcony: 9m<sup>2</sup> EER: 6