

**46/217 Northbourne Avenue, Turner, ACT 2612**

**Sold Unit**

Monday, 14 August 2023

46/217 Northbourne Avenue, Turner, ACT 2612

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Type: Unit**



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## Contact agent

No 46 is a 3-bedroom, 3-bathroom modern city apartment, located on Northbourne Avenue directly adjacent to the Macarthur Ave light rail stop. Located in the sought-after Turner school's catchment, this apartment presents a unique opportunity for buyers ranging from working professionals to families to downsizers. Discover the epitome of modern living in this exceptional apartment that combines luxury, convenience, and contemporary design. With an array of outstanding features and a prime location, no.46 offers an enticing lifestyle that is hard to resist. Step into a world of comfort and style with two bedrooms, boasting built-in robes with mirror sliding doors and individual ensuites, providing privacy and convenience. Both ensuites offer a large shower recess, toilet, custom vanity and floor to ceiling tiling; the instant gas hot water system ensures you never run out of hot water. A third room offers an unlimited range of options for prospective owners. A perfect room for guests to stay with built-in robes or a large work-from-home study. With a third bathroom, the options are limitless. The living and dining area is bathed in natural light, thanks to the floor to ceiling west facing windows with a sliding door that leads out to the 12m<sup>2</sup> balcony. The natural timber flooring adds a touch of warmth and luxury to the heart of this home. Prepare culinary delights in the sleek kitchen, equipped with a 40mm stone bench-top, Fisher & Paykel appliances including a ceramic cooktop, oven, rangehood, and integrated dishwasher and generous storage make cooking a breeze. Two secure basement tandem car spaces are provided, along with allocated storage enclosure. A European laundry with a combined washing machine and dryer provides a convenient and fast washing experience. Indulge in a range of amenities designed to enhance your living experience; stay connected with free Wi-Fi access in communal areas and NBN ready in the complex. Stay fit and active in the state-of-the-art fitness gymnasium, make the most of the central landscaped courtyard, perfect for outdoor gatherings and relaxation, or impress your family and friends with the rooftop terrace offering a tranquil retreat with stunning views. The location is unbeatable, within walking distance to bars, restaurants, business districts, the light rail, bus stops, private and public schools. Enjoy the vibrant neighbourhood of Braddon, Turner and Canberra City, while Dickson, the Australian National University, and Lake Burley Griffin are very close, by public transport or a car drive. Experience a lifestyle of luxury, convenience, and sophistication. Don't miss out on this opportunity to make this stunning apartment your new home. Enquire today to secure your piece of contemporary living at its finest.

Features:

- Vacant possession
- Located on 7th floor
- Floor to ceiling windows
- Double glazed windows
- Superb view
- Intercom access
- Open plan kitchen
- Reverse cycle system
- Visitor parking
- Secure side by side carparks
- Broadband

Close by:

- Light rail
- Dickson
- Braddon
- Canberra Centre
- Haig park
- Lyneham high school
- ANU campus
- Bicycle and walking paths
- Ainslie football club
- O'Connor shops
- Clay cafe

Essentials:

- EER: 6
- Built by Chase
- Strata company: Vantage strata
- Age: 4 years
- Expected rental return: \$780-830 per week
- Land tax: \$556.66p.q.
- Rates: \$460.66p.q.
- Levies: \$988.65p.q.