

5/16 New South Wales Crescent, Forrest, ACT 2603

Apartment For Sale

Thursday, 16 May 2024



5/16 New South Wales Crescent, Forrest, ACT 2603

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 107 m2

Type: Apartment



Brett Hayman
0411414624



Martin Faux
0421593602

\$875,000 +

They say in real estate its all about location location location, and this superb Inner South apartment is positioned in one of Forrest's most sought after mature tree lined streets. 5/16 New South Wales Crescent is in the highly regarded development, 'Evolve'. Offering a private luxury apartment incorporating a functional and contemporary design with inclusions and finishes perfectly created to give a balance between simplicity and liveability. This three-bedroom light filled apartment is generous in proportions with high ceilings and quality inclusions. Accommodation includes three bedrooms, the segregated master with walk through robe and modern ensuite bathroom. The other two bedrooms both have built in robes and are serviced by the main bathroom. A large balcony extends your already comfortable living areas to the outdoors, ideal for relaxing or entertaining. This apartment is in the perfect position, just a short walk to the Parliamentary Triangle at Barton; the cafes, restaurants and nightspots of both Kingston, Manuka, the Foreshore of Lake Burley Griffin; Manuka Pool, Telopea Park, art galleries, libraries and landmark buildings of Canberra. Great value never lasts long, an inspection is a must. Features include: • Spacious living with high ceilings extending to covered balcony • Bosch stainless steel kitchen appliances and integrated fridge • Stone benchtops to kitchen and bathroom • Designer bathroom fittings and tapware, main bathroom with bath • Reverse-cycle air conditioning for year-round comfort • Main bedroom has walk in robe and ensuite • Remote access to secure basement parking for two cars with ample visitor spaces • Short stroll to cafes, restaurants, boutique shops and Lake Burley Griffin • Storage cage near car parks • 2 minute drive to Parliament House and walking distance to Barton's government department precinct • Close To Schools • Close To Shops – stroll to Old Kingston Shops, Manuka Shops, The Realm Precinct, 10 minutes to the Old Kingston Bus Depot markets and the Foreshore precinct • Close To Transport • Close to Manuka Oval • Engaged and active Owners' Corporation • Beautifully maintained gardens and surrounds EER: 6.0 Living Area: 107m² (approx) Rates: \$2,539 pa (approx) Land Tax: \$3,214 pa (approx) Strata Levy: \$6,102 pa (approx)