

**5/18 Moore St, Turner, ACT 2612**

ARCHER

**Apartment For Sale**

Thursday, 15 February 2024

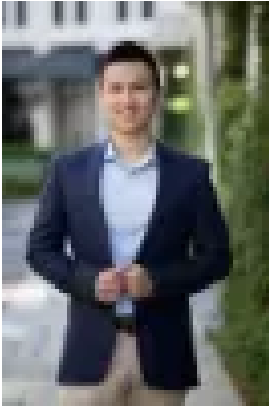
5/18 Moore St, Turner, ACT 2612

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Alex Wang

0262625232

**\$420,000+**

Welcome to "The Avenue," a sought-after complex offering an exceptional lifestyle in the heart of the city. This apartment provides easy access to Canberra Center, Braddon's vibrant restaurants and cafes, a variety of shops, medical centers, and seamless public transportation, including a light rail station right at your doorstep. Moreover, the Australia National University is just a stone's throw away. Situated on the 2nd floor, facing to the quiet 40km/hour Moore St, this apartment provides a tranquil oasis amidst the bustling city. Upon entering, you'll find a generously proportioned layout that includes an open-plan living and dining area, along with a large study space. The interior is bathed in sunlight thanks to large windows and sliding doors, fostering a warm and welcoming environment that blurs the boundary between inside and outside. The sizeable balcony is an idyllic setting for enjoying morning coffee or relaxing in the evening while taking in the scenic views. The bedroom is spacious enough to comfortably fit a king-size bed and features a built-in wardrobe, offering plenty of space for storage. For those who love to cook, the kitchen will not disappoint. It is beautifully appointed with stone countertops and high-end stainless steel appliances. Moreover, "The Avenue" boasts an array of fantastic features, including a refreshing swimming pool, BBQ facilities for delightful gatherings, and a beautiful garden to unwind amidst nature's beauty which is just outside of the door of this apartment. This rare opportunity awaits, whether you're a first home buyer, downsizer, or investor, don't miss out on this exceptional property. Contact us now for further details and secure your appointment today!

**FEATURES**

- Oversized 1 bedroom + study apartment
- Single Level
- Facing to the quiet street
- Easy-to-maintain floorboards through-out
- Expansive Balcony
- Stainless-steel appliances
- Stone benchtop
- Reverse-cycle air conditioning
- Modern bathroom with floor to ceiling tiles
- European style laundry
- Secure basement parking space with storage cage
- Central location with light rail and public transport stops at your doorstep
- Swimming pool, BBQ and garden next to the unit

**Particulars (all approx.)**

living: 65 m<sup>2</sup> + 8 m<sup>2</sup> Balcony  
Year Built: 2005  
Strata: \$1,163/quarter  
Rates: \$411/quarter  
Rental Estimate: \$535/week  
EER: 6.0

**DISCLAIMER**

We have obtained all information provided here from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations and satisfy themselves of all aspects of such information including without limitation, any income, rentals, dimensions, areas, zoning and permits. Any figures and information contained in this advertisement are approximate and a guide only and should not be relied upon for financial purposes or taken as advice of any nature. Individuals, Self-Managed Super Funds, companies, anyone or entity, should make their own inquiries and seek their own advice and rely only upon those inquiries and advice. Archer does not guarantee the accuracy of the information above and are not financial advisers or accountants and do not provide any of the above information as advice of any nature.