

**7/20 New South Wales Crescent, Forrest, ACT 2603**



**Apartment For Sale**

Thursday, 21 March 2024

7/20 New South Wales Crescent, Forrest, ACT 2603

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 63 m2**

**Type: Apartment**



Dan McAlpine  
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Brendan McKenzie  
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**\$535,000**

Positioned on the first floor of the boutique "Grosvenor" development, this apartment of meticulous design and quality provides a cosmopolitan lifestyle. Situated in the heart of Forrest you are afforded absolute convenience with a short walk to Manuka, Old Kingston Shops and Kingston Foreshore, Lake Burley Griffin and the Parliamentary Triangle and Government Offices. With elegance and luxury in mind, the well-appointed modern kitchen features a quality appliances, ample cupboard space and gorgeous marble benchtops and is seamlessly connected to the living and dining area, which is flooded with the natural light from the it's northerly aspect. Enjoying access also to the balcony, the main bedroom features a walk in wardrobe, and direct access to the two-way bathroom with full height tiling, generously sized vanity complete with a marble benchtop, bath and shower combination and European laundry. Perfectly positioned in the heart of the Inner South, this apartment is an ideal investment opportunity.\* 1 bedroom, 1 bathroom, 1 secure parking space, internal size 63sqm\* Open plan living and dining with well equipped kitchen and plenty of storage\* Main bedroom with walk through wardrobe and access to bathroom\* Balcony access from the bedroom and living area provides privacy and a leafy outlook\* Reverse cycle air conditioning in living area\* Main bathroom with shower, bath, full height tiling + European laundry\* Secure Intercom entry with lift access\* Immaculately kept common hallways in the development\* Single car space + storage cage\* Ideal location close to Manuka, Kingston Foreshore, Parliamentary Triangle and Lake Burley Griffin\* Rates \$2,376pa, Land Tax (if rented) \$3,169pa, Strata Levies \$1,770pq 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.