

**7/32 Canberra Avenue, Forrest, ACT 2603**

LUTON

**Sold Apartment**

Sunday, 8 October 2023

7/32 Canberra Avenue, Forrest, ACT 2603

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Sophie Luton  
0261763425



Richard Luton  
0261763425

## Contact agent

Presenting an exclusive address delivering a masterful design and cutting-edge amenity to Manuka Village and the Parliamentary Triangle with an amazing north easterly aspect and views of the Parliament House flagpole. A sky home penthouse with private and secured lift access direct to your own lobby. It offers a haven of luxurious space featuring a contemporary open design, generous entertainment terraces and never to be built out leafy outlook. Boasting sunbathed in natural light with large floor to ceiling windows. Excellent separation of the main bedroom suite to the additional two bedrooms. Walk to excellent restaurants in Manuka, Kingston & Barton, St Christophers and Lake Burley Griffin. Features: Level 3 (top floor) apartment of the "Aureus" Complex Direct lift access into the apartment with private lobby Corner location ensuring light-filled living from 3 orientations Three separate terraces for entertaining Views to Parliament house Within the Parliamentary Triangle Walk to Manuka, Kingston & Lake Burley Griffin Open-plan living area with timber floors, high ceilings and floor to ceiling windows and sliding doors opening onto main alfresco terrace Living room with built-in-cabinetry Dining/meals area with beautiful outlook Kitchen with stone benchtops and stainless steel appliances Master bedroom with built-in-robos, bookshelf cabinetry, ensuite with floor to ceiling tiles and sliding door access to rear terrace Bedroom two with built-in-robos and sliding door access to private terrace Bedroom three with built-in-robos, bookshelf cabinetry and sliding door access to rear terrace Main bathroom with floor to ceiling tiles and separate toilet European laundry Linen cupboard LED Lights Ducted reverse cycle heating and cooling Two side by side car spaces + storage EER: 2 Apartment Size: 135m<sup>2</sup> internal approx Terraces: 92m<sup>2</sup> approx (across three terraces) Land Rates: \$873 P/Q approx Body Corporate: \$4,043.45 P/Q appro (including sinking fund)