

7/41 Forbes Street, Turner, ACT 2612



Apartment For Sale

Friday, 10 May 2024

7/41 Forbes Street, Turner, ACT 2612

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 177 m2

Type: Apartment



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Auction

Auction Location: In-Room LJ Hooker Canberra City Auction HQ

Step into the refined living at Forbes + Turner, where every detail is meticulously curated to offer an unparalleled urban sanctuary. The local developer is deeply invested in the community and takes pride in their track record of delivering exceptional quality developments that seamlessly blend sophistication with local charm. Nestled along a serene tree-lined street, their collection of only eight bespoke apartments invites you to embrace a lifestyle of exclusivity and elegance. Indulge in the luxury of spacious, light-filled interiors that bask in the warmth of natural sunlight, creating an ambiance of serenity and comfort. The three-bedroom, single level apartment features an open-plan layout, seamlessly integrating the living, dining, and kitchen areas to facilitate effortless entertaining and modern living. The main bedroom serves as a sanctuary, boasting an ensuite bathroom and providing a private retreat within your own home. Enhancing convenience, there is a separate laundry room and a lavishly appointed main bathroom complete with a relaxing bathtub. Embrace the outdoors with an oversized terrace offering comfortable spaces to appreciate the scenic views. Step onto the balcony, accessible from both the living room and immerse yourself in the tranquillity of outdoor living. Whether unwinding in the back-to-wall freestanding bathtub, cooking up a culinary masterpiece in the designer kitchen, or simply enjoying the serenity of your private balcony, every aspect of this brand-new residence is designed to elevate your everyday living experience and surpass expectations.

Features: North East Facing Aspect
Boutique living - only 8 bespoke apartments all 3 bedrooms & single level
Sunny light filled apartments in beautiful tree lined street
Local developer with local interests, long track record of building high quality developments
Large scale common area LED backlit artwork by artist Tommy Balogh
Emphasis on high level architectural design
2.7 m high ceilings in living areas
Floor to ceiling windows to living areas
Climate control
Reverse cycle air conditioning individually controlled per room
Double glazed windows with high energy efficiency
Recessed pelmets with LED strip lighting
Engineered timber floors
Soft close function to most kitchen doors
Miele pyrolytic oven
Miele 800mm induction cooktop
Schweigen undermount rangehood
Miele fully integrated dishwasher
Stainless steel undermount double bowl kitchen sink
Custom joinery vanities with reconstituted stone finished Parisi L'Hotel bathroom accessories with concealed cistern
Zero threshold flooring to wet areas and bedrooms
Brushed nickel tapware
In floor under tile heating to wet areas
Back to wall freestanding bathtub
Frameless glass shower screen
Steibel instantaneous electric hot water
Electric wall mounted dryer
CCTV security surveillance system
Security audio video
Double lock-up garage
Secure lift access and secure basement lobby area
Wheelchair friendly threshold to most outdoor areas
Exposed concrete common area walls
Timber cladding soffit to ground floor
foyer
Common area landscaping including provisions for communal vegetable patch and fire pit

Essentials: EER: 7.4140m² of Internal Living
31m² Terrace
171m² Total Area
Body corporate estimate: \$3,900 per annum (approx.)
Rental estimate: \$1000 - \$1100 per week
LJ Hooker Strata