

**79/12 David Street, Turner, ACT 2612**



**Apartment For Sale**

Saturday, 27 April 2024

79/12 David Street, Turner, ACT 2612

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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## Offers over \$470,000

Peacefully positioned on the quiet David Street side of the building and with a lovely vista over the established trees, you will be sure to smile when you see the outlook. Step into the magic of this 1-bedroom gem, where every sunrise feels like a private concert for your soul. Perched high above the trees, this apartment offers a front-row seat to nature's symphony, with breathtaking views that whisper tales of wanderlust and wonder. Don't just dream it, live it – in this sanctuary where every moment is a love story. The award winning 'Monarch' development provides its residents with a touch of luxe living. Open on each end, the apartment captures sunlight year-round via the floor to ceiling windows & doors allowing excellent cross-ventilation. Complete with resort like facilities such as a fully equipped gym, indoor heated pool plus a landscaped courtyard with BBQ facilities. Placed in a prime location just moments from the City Centre and Braddon, the light rail, bike path access into the City as well as the O'Connor shops. Like what you've heard? This is only the beginning! Take a peek and watch the video to see what this property has to offer. It's our 24/7 salesperson for you to get an excellent feel for the features and benefits of this apartment inside and out. It's the most informative property video you will watch during your property search, but don't just take our word for it. Contact us now to get a copy of the digital brochure containing an explanation of our friendly sales campaign and the full contract, just send us an email and it will be automatically sent to you.

What buyers will love most:

- Located on the quiet David Street side of the building
- Elevated above the trees on level 6
- Looking over the established trees along David Street, with amazing views towards Black Mountain
- Great privacy in the living area and main balcony with no other units looking in
- The unit runs the full length of the building with balconies on each side
- Excellent cross flow ventilation
- Light, bright, and airy
- Boutique/private foyer on your level which is only shared with one other neighbor (very rare design in unit living)
- Large nook in the corridor, perfect for a study or WFH zone

Vacant possession Apartment features:

- Modern kitchen with stone benchtops, stainless steel appliances, oven/cooktop, dishwasher, full height pantry plus an externally ducted range hood (rare in units)
- High 2.65m ceilings
- Brand new LED downlights
- Double sliding screen and glass doors leading to the fully covered balcony
- Reverse cycle heating and cooling in living area
- Bedroom has a triple built in robe and access to the second balcony offering extra fresh air and sunshine
- Two way bathroom design offers a separate toilet so it is great for guests, plus it can also be used as an ensuite
- Laundry with dryer, electric hot water system
- Single allocated car space in basement plus a Colourbond storage enclosure

The MONARCH Building:

- Award winning building
- 10 x undercover visitor car parks at the base of the driveway ramp, before the entry gate
- More visitor car parks behind the gate, in the basement
- 2 x short term car parks directly in front of the entrance, great for the uber driver when getting picked up or dropped off
- Indoor, heated swimming pool
- Fully equipped gym
- Landscaped internal courtyard with BBQ facilities
- Secure/restricted access to the building
- Intercom access
- NBN (FTTN) Fibre to the node
- Short walk to O'Connor Shops, Ipima Street Light Rail stop
- Nearby to bike paths for easy access to ANU and the CBD

Builder: Prestige Building Services

Strata manager: Bridge Strata

Pet friendly complex (subject to body corporate notification)

The Numbers: (approx.)

- Internal living area: 60m<sup>2</sup>
- Balconies: 8m<sup>2</sup>
- Total size: 68m<sup>2</sup>
- Level 6
- Strata levies: \$5,070/year p.a.
- Total admin/sinking fund balance: \$984,104 as of 24/04/24
- General rates: \$1,748 p.a.
- Land tax (investors only): \$2,110 p.a.
- Water & sewerage rates: \$702 p.a.
- Rental potential: \$550/week
- EER: 6 stars
- Age of unit: 18 years old (built 2006)

Units plan 2941 with 124 units set over 2 separate buildings

To Help Buyers

- We advertise a guide price which your offer must exceed.
- Offers can be conditional (subject to finance/valuation) or unconditional and on a contract with a waiver of the cooling off (preferred)
- We have a solicitor that can provide a FREE contract review and section 17 if required
- All offers are confidential & will not be disclosed to other buyers for privacy purposes.
- A 5% deposit is acceptable