

# 79/217 Northbourne Avenue, Turner, ACT 2612

## Apartment For Sale

Saturday, 17 February 2024



79/217 Northbourne Avenue, Turner, ACT 2612

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Area: 96 m2**

**Type: Apartment**



Tony Yip

0261339990

**\$740,000 +**

'Spacious Apartment in a Great Location This sophisticated three bedroom apartment leaves no stone un-turned when it comes to integration of quality, style and functionality. Offering a great practical layout and in a convenient location, this home presents an exceptional lifestyle or investment opportunity.

**FEATURES** Summary of features: Located on level 4 Floating timber floor Roller blinds Double glazed windows Glass splashback 40mm stone benchtops Soft-close cabinetry Fisher & Paykel oven Fisher & Paykel integrated dishwasher Fisher & Paykel ceramic cooktop Fisher & Paykel washer & dryer comb Intercom access Designer bathroom Floating vanities 2 bedrooms with ensuite Reverse cycle split system air-conditioning Gymnasium in complex Rooftop terrace Rooftop outdoor cinema Light Rail terminus 400 metres away Other information:- O'Connor oval 1.2km away- O'Connor shops 1.1km away- Turner Primary School 800 metres away- ANU 4-minute drive- 1.6 km walk to Braddon- Canberra CBD 5-minute drive

**STATISTICS** (all figures are approximate) EER: 6.0 Home Size: 93m<sup>2</sup> Balcony Size: 12m<sup>2</sup> Construction: 2019 Units in Complex: 200 Current Lease: \$848 per week till 30 April 2024 Rates: \$460.66 p/q, Land Tax: \$550.80 p/q, Strata: \$1,245.43 p/q (all approx) Don't miss your chance to secure this amazing unit in this desirable location, for an inspection please contact Tony. Please note: All care has been taken in compiling this information, Leader Capital Real Estate will not be held liable for any errors in typing or information. All applicants /parties should rely on their own inspection & investigations to validate any information provided.