

80/77 Northbourne Avenue, Turner, ACT 2612



Unit For Sale

Thursday, 16 May 2024

80/77 Northbourne Avenue, Turner, ACT 2612

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Unit



Mark Larmer And Aaron Lewis
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Offers Over \$665,000

Nestled within the coveted 'The Avenue' development, this meticulously renovated single-level 2-bedroom apartment offers a home that delivers a lifestyle of luxury and convenience. Step into tranquillity and escape the hustle and bustle of city life, while enjoying all of its amenities at your doorstep. Inside, the home is ready for you to prepare culinary delights in the sleek kitchen which is equipped with a custom island bench, ample storage, and premium appliances. It is perfect for those who love to cook and entertain. Its thoughtfully designed floorplan features two generously sized bedrooms, each complemented by its own ensuite. The bedrooms are segregated by the living areas; ensuring privacy and comfort. Its masterful renovation from standard includes an expanded second bedroom and a cleverly designed two-way ensuite for added functionality that is hard to find in the city. Situated away from any roads, this apartment boasts surprising quietness, allowing you to unwind in peace. Admire the picturesque views of the lush gardens and sparkling pools from your own private sanctuary. It's not just the interior that impresses. 'The Avenue' development offers resort-style amenities, boasting two outdoor pools as well as communal barbecue facilities set amidst landscaped gardens. This provides an ideal backdrop for you to enjoy leisurely weekends and social gatherings in the heart of the city. As a central location bordering the City and Braddon, convenience is key to its value and future growth potential. Everything you need is within easy reach, from the Canberra Centre to the ANU, light rail, and more, ensuring you're always connected to the pulse of the city. Whether your interest is as an owner or investor, the property fulfils important liveability needs for owner occupation or renting out. With vacant possession available, your next chapter begins here. Imagine unlocking your new front door and stepping into a life of cool, calm, and carefree living.

Features Buyers Will Love:

- Spacious 99m² floor plan
- Seamless single-level living with no steps
- Upgraded carpets and paint for a fresh look
- Two allocated car spaces and a lockable storage cage in the basement
- Stunning views over the pool and gardens
- Serene and quiet location away from roads

Apartment Highlights:

- Impeccably updated and maintained by live-in owners
- Cleverly renovated for enhanced space and functionality
- Expansive open-plan living area
- Modern kitchen with stone benches and premium appliances
- Stylish bathrooms with full-height tiling
- Reverse cycle heating and cooling for year-round comfort
- Two large bedrooms with ensuites and mirrored built-in robes
- Space saver laundry with dryer
- Large balcony with views across Turner

Your serene oasis awaits. Contact us today to secure your slice of paradise and experience the ultimate in luxury living.

'The Avenue' development includes:

- On site building manager
- Lots of visitor car parks
- Security intercom for guests
- 2 outdoor pools & BBQ facilities
- Numerous security cameras throughout development
- Lift access
- Rubbish chute
- Centralised gas hot water system
- Solar system to reduce running costs
- NBN - Fibre to the building
- Pets welcome (subject to body corporate notification & approval)

The Numbers:

- Living Size: 84m²
- Balcony 15m²
- Total: 99m²
- EER: 6 stars
- Level 3
- Rental potential: \$650/week
- Strata levies: \$7,334 p.a.
- General rates: \$1,742 p.a.
- Water & sewerage rates: \$670 p.a.
- Land tax (investors only): \$2,087 p.a.
- Total balance of admin and sinking funds: \$1,012,071 as of 30/04/24
- 239 units in total at 'The Avenue'
- Age: 19 years (Built 2005)
- Developer was Amalgamated Property Group
- Builder was Hindmarsh

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

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