

**9/34 Canberra Avenue, Forrest, ACT 2603**

**Apartment For Sale**

Wednesday, 20 March 2024

**Canberry.**

*Live Where You Love*

9/34 Canberra Avenue, Forrest, ACT 2603

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Mathew Kocic

0261097280

**\$1,120,000+**

Live Where You Love...Located in the sought-after suburb of Forrest, this stunning 3-bedroom apartment at Aureus complex is now available for sale. The property boasts a neutral tone of voice and offers a unique lifestyle opportunity in the heart of the Inner South. This spacious apartment features timber flooring throughout, creating a warm and inviting atmosphere. The three bedrooms all come with built-in wardrobes and external access to the rear courtyard, providing easy indoor-outdoor living. With both front and rear courtyards, this property offers ample space for relaxation and entertainment. For those looking to enjoy a low-maintenance lifestyle without compromising on space or comfort, this apartment is an ideal choice. Its convenient location near Manuka ensures easy access to shops, cafes, restaurants, and other amenities while still offering peace and tranquillity within the home.

**At A Glance...** - Located in a sought-after suburb - Boasting a neutral tone of voice and offering a unique lifestyle - A spacious apartment featuring timber flooring throughout - Large open plan living and dining area - Modern kitchen with Stone bench tops, stainless steel appliances, and walk-in pantry - Master bedroom with walk-through robe, ensuite and access to the rear courtyard - Bedroom two and three with built-in robes and access to the rear courtyard - Main bathroom with floor to ceiling tiles, bath and shower, and separate toilet - Two side by side car spaces and storage - Front and rear courtyards - Within the Parliamentary Triangle - Convenience of being only a moments' walk from Maunka Shopping Precinct - Love The Location... - Within 5 minutes' walk to Manuka Shopping Precinct - Within 2 minutes' walk to Manuka Oval - Within 5 minutes' drive to the Kingston Foreshore

**Property Details...** Living: 132sqm Front Courtyard: 32sqm Rear Courtyard: 58sqm Carport: 29sqm Storage Cage: 7sqm Built: 2006 EER: 5.5 Rates: \$748pq (approx.) Land Tax: \$982.95pq (approx. only when rented) Body Corporate: \$3,105.64pq (approx. both administration and sinking fund included)

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