

35/16 New South Wales Crescent, Forrest, ACT 2603



Apartment For Sale

Sunday, 23 June 2024

35/16 New South Wales Crescent, Forrest, ACT 2603

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 60 m2

Type: Apartment



Jacob Stanton
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Jesse Sands
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Offers Over \$495,000

Discover the pinnacle of modern luxury in this exceptional apartment, where sophisticated design seamlessly blends with unparalleled comfort. The open-plan living and dining area, bathed in natural light, creates a warm and inviting atmosphere ideal for relaxation and entertainment. At the heart of this stunning home lies the chef's kitchen, equipped with top-quality Bosch appliances, including an oven, cooktop, and dishwasher. The kitchen boasts generous storage, sleek tiled flooring, and a chic tiled splashback, making it a culinary masterpiece that will inspire your inner chef. Step outside to the north-east facing balcony, a private oasis perfect for unwinding or hosting unforgettable gatherings with friends and family. The spacious bedroom features an impressive walk-through robe leading to a luxurious bathroom, complemented by LED downlights that provide ample storage and create a serene retreat for restful nights. Additional conveniences include a European laundry, privacy roller blinds for added seclusion, and a split system air conditioner for year-round comfort. Practical extras include additional storage space near the entryway and a secure car space with a lock-up storage cage conveniently positioned near the lift, providing secure access to your apartment and ensuring everything you need is right at your fingertips. The centre of the complex features a well-maintained lush green space, offering a tranquil retreat and enhancing the overall living experience. With a spacious living area of approximately 60m² and a generous balcony of 18m², this residence embodies the perfect blend of luxury and functionality. Every detail has been thoughtfully designed to enhance your living experience, making this not just a home, but a lifestyle. Don't miss the chance to elevate your living experience in the heart of Forrest, where convenience meets elegance and comfort meets style!

The Lifestyle:

- Adjacent to Telopea Park School
- Proximity to key government buildings and cultural institutions
- Vibrant dining at nearby Kingston Foreshore
- Ideal for proximity to outdoor activities to nearby Lake Burley Griffin
- Charming area with boutique shops, cafes, and restaurants at nearby Manuka shops
- Numerous parks perfect for picnics, walks, and family outings

The Perks:

- Expansive open plan living and dining area
- Chef's kitchen with Bosch appliances
- Tiled flooring and chic tiled splashback in kitchen
- North-facing balcony for private oasis and entertaining
- Large bedroom with built-in robes
- European laundry for convenience
- Privacy roller blinds throughout
- Split system air conditioner for year-round comfort
- Additional storage space near entryway
- Secure car space with storage cage

The Numbers:

- Level 1 – North East Aspect
- Internal living: 60m²
- Balcony: 14m² approx.
- Rates: \$569 p.q approx.
- Strata Fees: \$1,347.87 p.q approx.
- Rental Estimate: \$500 - \$520 p.w approx.
- Build: 2012
- Developer: K2 Development Group
- EER: 6 Stars

Explaining the private treaty process:

- To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.