

**100/217 Northbourne Avenue, Turner, ACT, 2612**



**House For Sale**

Wednesday, 21 August 2024

100/217 Northbourne Avenue, Turner, ACT, 2612

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**

## Huge Balcony with Stunning Views

- + Luxury apartment on the fringe of the Canberra CBD located on the 7th floor with stunning views
- + Oversized wrap-around balcony (27m<sup>2</sup>)
- + Open plan kitchen and living with beautiful natural sunlight
- + Main bedroom featuring double wardrobes and access to the stunning balcony with cityscape views
- + Second bedroom with full-length wardrobes and natural light
- + Top of the end kitchen featuring 40mm stone benchtop, glass splash back, soft close cabinetry and lots of cupboards and bench space
- + Appliances including 'Fisher & Paykel' dishwasher and electric cooktop and oven
- + The Main bathroom and ensuite both feature floor-to-ceiling tiles, custom-made joinery and a neutral colour palette
- + Separate laundry room
- + Double glazing throughout
- + Split system heating and cooling
- + Communal gym & roof top garden
- + Single car spot with wiper access and storage cage
- + Developed by Art Group and built by Chase Construction
- + Designed by Stewart Architecture

### Property information:

- + Internal Living: 78m<sup>2</sup>
- + Balcony Area: 27m<sup>2</sup>
- + Unit Level: 7
- + Body corporate: \$1,130 per quarter (approx.)
- + Rates: \$480 per quarter (approx.)
- + Year built: 2019
- + Rental appraisal: \$670 to \$700 per week.

### What's nearby:

- + Priority Enrolment Area for Turner Primary School, Lyneham High School and Dickson College
- + Within a 5-minute walk to the Light Rail Stop
- + Within a 10-minute walk to Dickson CBD
- + Within a 20-minute walk to Braddon Dining Precinct
- + Within a 3-minute drive to the Lyneham High School
- + Within a 4-minute drive to the O'Connor Shops
- + Within a 5-minute drive to the Canberra CBD