

# 6/16 New South Wales Crescent, Forrest, ACT, 2603

## House For Sale

Tuesday, 15 October 2024

6/16 New South Wales Crescent, Forrest, ACT, 2603

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Billy Chen



Justin Kavanagh

## Vacant and waiting for a new owner

In one of the most sought-after suburbs in Canberra sits the Evolve Complex and this great one bedroom apartment available for you to make your new home.

The location is amazing, adjacent to Telopea Park School and in the catchment area for Narrabundah College. Within walking distance of Kingston, Manuka, Barton and The Parliamentary Triangle and within easy access to Manuka Pool and Manuka Oval hosting some wonderful games such as GWS and Sydney Thunder.

At the quieter north eastern side you will find number 6. Upon walking in you will encounter the kitchen. The contemporary kitchen is ample, with lots of storage, modern appliances, cabinetry and finishes, while encompassing the heart of the home where you eat, drink, laugh, chat, watch television, listen to Vance Joy "We're going home" and just chill in your sweet new abode.

The main bedroom and living area have loads of natural light and airflow from the generous balcony - dawn to dusk. The balcony adds character and gives the apartment a spacious feel. With floor to ceiling windows and sliding doors to the alfresco.

The main bedroom is generous in size and has the added bonus of a large walk-in-robe. Most apartments have little storage space, well, in No.6 there is more than plenty!

The walk-in-robe leads through to the modern bathroom with floor to ceiling tiles and up-to-date cabinetry. The European laundry is ideally located in here. The bathroom has doors on both sides, to close off from the living space and the main bedroom.

So much to love about this apartment, don't take my word for it, come and inspect in person, it's definitely worth your consideration.

### Features:

- ☑ New wooden flooring
- ☑ 52m<sup>2</sup> of living
- ☑ 17m<sup>2</sup> balcony
- ☑ NW aspect
- ☑ Large walk-in-robe
- ☑ Electric cooktop, oven and rangehood
- ☑ European laundry
- ☑ Reverse cycle air conditioner

### Close by:

- ☑ Highly regarded Telopea Park School
- ☑ Catchment area for the highly popular Narrabundah College
- ☑ Kingston
- ☑ Manuka
- ☑ Manuka Oval and pool
- ☑ Parliamentary Triangle
- ☑ Barton
- ☑ Parks and walking paths

Essentials:

Living area: 52m<sup>2</sup>

EER: 5.5

Courtyard size: 17m<sup>2</sup>

58 apartments in the complex

Age: 2012

Expected rental return: \$510-\$550

Land tax \$2,605.43 p.a

Rates: \$2,131.87 p.a.

Levies: \$1,182.55 p.q.