

# 305/165 Northbourne Avenue, Turner ACT 2612

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-26.79403615510204, -60.43436663877551



Located in Turner's iconic Space 2 complex, this spacious three-bedroom apartment is your ticket to a lifestyle of luxury and inner-city convenience. Renovated just four months ago, the entire apartment boasts the finest marble and timber fittings money can buy—all expertly crafted by the current owner, a prominent local fitter and joiner. Your brand-new kitchen is a standout. It features 40mm marble bench tops and timber veneer cupboards. The marble splash backs come alive with LED lighting. The German engineered Gaggenau appliances and pull-out fridge/freezer under-bench drawer make this kitchen a truly premium experience. You have breathtaking views of Mt Ainslie, visible from the main living area and every bedroom. Your privacy is made convenient with electronic blinds you can control from your smartphone. Centrally located, you're only a few minutes' stroll from Braddon's vibrant coffee and bar district. Canberra city and ANU are less than 10 minutes' walk and the light rail stop is at your doorstep. The building itself has a close community feel and offers state-of-the-art security through CCTV and keyless entry. An on-site cleaner ensures the building is kept impeccably clean at all times. All these features—the craftsmanship, the views, the inner-city location, the high building quality—make this apartment a rare, luxurious experience. Inspect today and see for yourself. Please note: Access to the apartment is via Forbes Street. Features include: Spacious 149sqm layout with 28sqm balcony, recently renovated with premium luxury materials Oversized master suite and two large bedrooms, all with BIR Balcony for each bedroom Purpose-built study area Separate full laundry Two car spaces Secure video intercom and keyless entry to building Generous lockable storage space Reverse cycle heating and cooling Electric blinds throughout controlled by remote or smartphone Gaggenau brand cooktop, combined oven and microwave, with second oven Smeg rangehood Zip instant for chilled, boiling and sparkling water Insinkerator Under-bench fridge and freezer draw New Italian porcelain tiles in the entry and kitchen Full-length double-glazed windows Impenetrable, acoustic wall separation Custom built and bookmatched marble and timber veneer units throughout the kitchen, lounge room and bedrooms Brand-new LED lights throughout the apartment Hardwired data points connecting modem to lounge, study and master bedroom Soft close doors and drawers in every room. Outgoings: General Rates: \$435 p/qtr (approx.) Land Tax: (if rented out): \$517 p/qtr (approx.) Water Rates: \$167 p/qtr (approx.) Body Corporate Rates: \$1530 p/qtr (approx.) Construction Date: November 2007

## Overview

|                  |                      |                 |
|------------------|----------------------|-----------------|
| Purpose:For Sale | Sale price:\$959,000 | Rent price:\$   |
| Auction:         | Land area:m2         | Living area:m2  |
| Bedrooms:3       | Bathrooms:2          | Garage Spaces:2 |
| Carport Spaces:  | Postcode:2612        |                 |

## Indoor amenities

- ✓ Air conditioning
- ✓ Built-in Robes
- ✓ Dishwasher
- ✓ Heating

## Outdoor amenities

- ✓ Balcony
- ✓ Outdoor entertaining area
- ✓ Views

## Distances



## Agent Details

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Canberra Real Estate - Rise Above

