



### 45B David Street O'connor ACT

3 2 4

TRIA is one of three boutique, premium residences literally around the corner from popular O'Connor shops, with The Duxton Pub, IGA, café and Vietnamese restaurant. Turner Primary School is a short walk away, as is the Australian National University. This is super location.

This unique and opulent property has a 4 car basement garage with internal access. On the ground The home features a sleek designer kitchen, large sun-drenched living area with gas fireplace, spacious master bedroom suite with fantastic walk-in-robe and stunning ensuite. Separate laundry/pantry and powder room complete the ground floor.

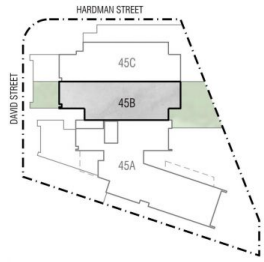
Upstairs comprises an open plan mezzanine flexi room, two bedrooms with plenty of wardrobe space and another stunning bathroom.

Alfresco entertaining at its best is offered with two courtyards, the private back courtyard features a tranquil

**View** : <https://www.borisproperty.com.au/lease/act/inner-north/oconnor/residential/townhouse/5541394>



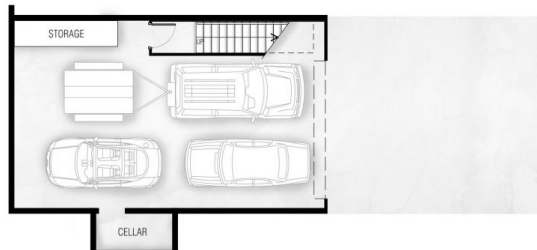
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UPPER FLOOR



GROUND FLOOR



GARAGE

### 45B DAVID ST O'CONNOR

3+1 2.5 4

Area	Size
Garage	78 sqm
Ground Floor	116 sqm
Upper Floor	58 sqm
Total Area	252 sqm

Front Courtyard	20 sqm
Rear Yard	61 sqm



turcoandassociates