

# 1/40 Mort Street, Braddon, ACT 2612

**independent**  
PROPERTY GROUP

## Sold Apartment

Friday, 20 October 2023

1/40 Mort Street, Braddon, ACT 2612

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 65 m2**

**Type: Apartment**



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**\$517,000**

Step into the heart of Braddon's exciting and dynamic lifestyle with this beautifully designed 1-bedroom apartment. Located on the 2nd floor of a secure building, this stunning living space is an architectural masterpiece by the award-winning Cox Architects. Experience the unique charm of living within a central atrium. This apartment offers an indoor oasis, filled with natural light and lush greenery, creating a tranquil atmosphere right in the middle of all the action. All this at your front door. Walk on in and Indulge in the stylishly designed open-plan living/ dining and kitchen that seamlessly opens to a deep verandah, providing an entertaining indoor/outdoor flow, light, and aspect. Minimalist in its appeal a modern kitchen masterpiece with sleek white Caesar stone countertops, black sink and tapware, high-end Asko appliances, and ample storage space. It's the perfect canvas for your culinary adventures. And speaking of luxury, the bathroom is equally exquisite, featuring designer fixtures, and a rejuvenating shower, making it your personal sanctuary of relaxation that offers a generous walk-through robe to the spacious master bedroom retreat with large black industrial aluminium windows that open onto the oasis terrace. So, immerse yourself in the vibrant culture of Braddon. Enjoy world-class dining, boutique shopping, and an array of entertainment options, all within walking distance. With secure parking, you can explore the city at your convenience. Features: \* A Cox architects design \* 2nd Floor \* Asko kitchen appliances \* Double glazing \* Galley kitchen \* Floor-to-ceiling windows \* Plenty of storage \* 2 way bathroom \* Generous main bedroom \* Internal laundry in passageway \* Open plan living/dining /kitchen /verandah \* LED downlights \* Secure basement car parking for 1 vehicle \* Lift access \* Audio intercom system for Guest entry Finer Details: \* EER 6 \* Living Area- 65m2 plus Balcony area- 16m2 \* Rates \$1,858 pa (approx) \* Land tax (investors only) \$3,290 pa (approx) \* Strata \$4307.12 pa (approx) \* Rental \$500 per week \* Built 2018