

109/47 Currong Street North, Braddon, ACT 2612



Sold Apartment

Monday, 14 August 2023

109/47 Currong Street North, Braddon, ACT 2612

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 78 m²

Type: Apartment

\$642,000

Welcome to your abode, where urban convenience meets tranquillity in the "Provenance" building at Founders Lane. This exceptional 2-bedroom, 2-bathroom apartment offers a coveted lifestyle just steps away from the vibrant city centre. As you step inside, you'll be greeted by a thoughtfully designed space that exudes contemporary elegance. The open floor plan seamlessly integrates the living, dining, and kitchen areas, creating a spacious and inviting atmosphere with high ceiling. Enjoy year-round comfort with ducted heating and cooling, ensuring ideal temperatures in every room. The quality craftsmanship by renowned developer "JW Land" is evident throughout, showcasing impeccable finishes and great inclusions that enhance your everyday living experience. One of the standout features of this remarkable residence is its unbeatable location. Imagine waking up to a plethora of cafes right at your doorstep, perfect for indulging in a delightful morning coffee or brunch. Plus, being situated at the city but away from the bustling city noise provides a peaceful sanctuary to retreat to after a busy day. Surrounded by beautifully landscaped greenery, the Provenance building has been meticulously designed to harmonize with the city lifestyle. You'll have the best of both worlds, with easy access to the vibrant lifestyle and the serenity of nature just moments away. Don't miss this opportunity to own a piece of Provenance in the heart of the city. Contact us today to schedule a viewing and make this exceptional apartment your new urban oasis.

- Location: Across the road from the city centre in the prestigious "Provenance" building at Founder's Lane complex-
Layout: Large 16 m² balcony 2-bedroom, 2-bathroom, 2-tandem parking apartment with an open floor plan integrating the living, dining, and kitchen areas-
Comfort: Ducted heating and cooling to all rooms ensuring year-round comfort, ducted kitchen range hood.-
Quality: Built and developed by renowned developer "JW Land" with impeccable finishes and high-end inclusions-
Convenience: Cafes at your doorstep, stone's throw to city centre but away from the noise-
Serenity: Surrounded by beautifully landscaped greenery, offering a peaceful sanctuary from the city lifestyle
Essentials:- Indoor space 78m²- Balcony 9m²- Body corporate: \$4,167 approx. p.a.- Rates: \$1,843 approx. p.a.- Tax: \$2,164 approx. p.a. (investors only)- Induction cooktop- 2 car spaces- Central gas hot water- Age: 3 years (built 2020)- EER: 6