

109/55 Currong Street, Braddon, ACT 2612



Apartment For Sale

Thursday, 13 June 2024

109/55 Currong Street, Braddon, ACT 2612

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 66 m2

Type: Apartment



Leonie Taylor
0401488561

Offers Over \$490,000

Immaculate and spacious one-bedroom apartment boasting a prime location in the heart of Canberra's City Center, Founders Lane - The Dawn. Promising a secure, luxurious & convenient lifestyle, 'The Dawn' occupies one of the most coveted positions in Canberra. Built around a central courtyard the complex has been designed to provide residents with a quiet oasis in the city. Upon entry to 109, you are welcomed by your spacious open-plan living and dining area that flows seamlessly to your full-length private balcony. The ideal space for entertaining and relaxing with your morning coffee or evening drinks with friends at the end of a busy working week. Single level in design with accessibility in mind, enjoy lift access, quality finishes, and premium inclusions throughout. The sleek and fully-equipped kitchen overlooks the main living area. Boasting Smeg appliances including an induction cooktop, oven, rangehood and fully integrated dishwasher, ample storage, and a large stone island bench... perfect for cooking and entertaining. A spacious bedroom features a generous bank of built-in robes and the convenience of direct sliding door access to the private full-length balcony. The contemporary style continues through to your main bathroom, spacious with exceptional attention to detail in layout, fittings and fixtures... this bathroom exudes luxury! On level one, Apartment 109 is positioned on the prized South East Side of the complex. With its double-glazed windows plus ducted air conditioning, you are assured of a perfectly positioned home that will be comfortable all year round. Within the complex, a magnificent rooftop garden with Mount Ainslie views offers another space for entertaining with friends and family. Located just minutes away from Civic's shopping, dining, entertainment, and public transportation. Astute buyers know the boundary of Civic and Braddon is where business ends and pleasure begins. Be quick... as this stunning property in its enviable location is not expected to be available for long.

- Single-level spacious apartment, with full-length private balcony
- Exceptional quality throughout, accessible in design
- Double-glazed and ducted heating and cooling
- NBN High-Speed Internet Available
- Secure underground parking space with a storage unit
- Move-in ready, with the potential to occupy between exchange and settlement.

• Extra Detail: • Living - 53 sqm • Balcony - 13.5 sqm • Year built: 2022 • Body Corp: \$858.00 p/q • Sinking Fund \$163.00 p/q • EER: 6

Please Note: Whilst all care has been taken by Ray White Canberra to ensure accuracy in the preparation of the particulars herein, no warranty or representation, express or implied, as to the accuracy or completeness of the particulars provided is made or given by us and interested parties must therefore rely on their own enquiries. Liability for any error, omission, negligence or misrepresentation is hereby excluded.