

11/17 Helemon Street, Braddon, ACT 2612



Unit For Sale

Wednesday, 8 May 2024

11/17 Helemon Street, Braddon, ACT 2612

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Unit



Eva Bono
0415668718



Sarah Turnbull
0261821802

\$799,000+

What you see: The perfect blend of character and charm with modern renovations underpinned by a peaceful tree lined location, while only moments from the vibrancy of Lonsdale Street & all that Braddon has to offer. What we see: A picturesque apartment meets an idyllic lifestyle. See more: Located within the secure Brundle Place complex Timber look flooring & carpeted bedrooms Main bedroom with walk through robe & ensuite Floor to ceiling tiles in both ensuite & main bathroom Built in wardrobes in both other bedrooms Renovated kitchen with island bench Stone benchtops Electric cooktop Reverse cycle air conditioning in living room Main bathroom with European laundry Full length balcony with access from living and main bedroom Secure underground car space & storage cage Complex amenities include manicured central garden and 10m pool Onsite visitor parking 150m walk to Merici College 250m walk to Haig Park Within 6 minute walk to Lonsdale Street Within 5 minute drive to the City Centre Within 5 minute drive to ANU Within 10 minute drive to Parliament House Living: 102m² Balcony: 14m² Total: 116m² EER: 6.0 Built: 1998 Strata: \$1,673 per quarter Rates: \$2,446.21 per annum Land Tax: \$3,177.46 per annum (only applicable if rented) Rental Income Estimate: \$800 - \$850 per week