

11/63a Torrens Street, Braddon, ACT 2612

home by holly

Sold Apartment

Thursday, 10 August 2023

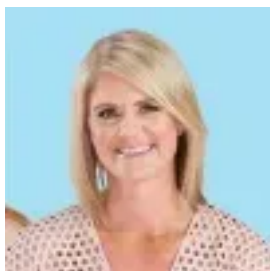
11/63a Torrens Street, Braddon, ACT 2612

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Holly Komorowski
0491850701



Tenille Paul
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\$661,000

#soldbyholly \$661,000The torrens.apartment is a haven of light and sunshine. Sun streaming in from the north, expansive solar access via full length windows and an efficient footprint defines this two bedroom inner city unit. Located within a boutique complex of just 12 units the apartment is enviably positioned to take advantage of it all. Nestled in the heart of Braddon, on a wide, tree-lined street, close to the vibrant happenings of Lonsdale Street and only a few minutes from the CBD, the home is ideally located, offering a coveted urban lifestyle. Bathed in natural light there is a felt experience of openness and warmth. The apartment is adorned with new grey carpeting and a fresh paint, lending a stylish aesthetic. You can be rest assured all year round with an intercom system and split system a/c. The open-concept layout seamlessly blends the living, dining and kitchen areas, creating a harmonious flow that invites relaxation and effortless entertaining. The balcony, an extension of the living area, is a sun-drenched oasis, making it a perfect spot to relax and enjoy a cup of coffee. The kitchen comes fully equipped with an electric cooktop, oven, dishwasher, and plenty of bench and storage space, while overlooking the light filled living areas. Two bedrooms either side of the property, both feature expansive windows and mirrored built-in robes, providing ample and private accomodation. Adjacent to each bedroom lies a tastefully appointed bathroom, complete with modern finishes and a rejuvenating shower. Perfect for first home buyers, downsizers and investors, this two-bedroom, two-bathroom home is the height of apartment living, putting comfort and convenience at your fingertips. Residents will appreciate the additional amenities, such as secure basement parking and a large lockable storage shed. Positioned to activate a healthy lifestyle supporting work and play, the home is just a short walk to Haig Park, a range of eclectic restaurants, cafes, unique boutiques, fantastic coffee, and thriving bars. This dynamic central locale also places you within walking distance to the CBD, ANU, New Acton precinct and O'Connor shops. Throw in, ample green spaces, walking and biking trails, established trees and gardens, and you have an enviable city/village mix. The home is also close to transport including the light rail and metro city station, connecting you to the whole of Canberra. Imagine the envy of your friends as you tell them about your new home in the heart of Braddon. features:.quiet boutique pet-friendly development of only 12 apartments walking distance to Lonsdale Street, Haig Park and Ainslie Primary School..light-filled open plan living, dining and kitchen.two bedrooms with mirrored built-in robes .two bathrooms, tiled to ceilings.Blanco oven, stovetop & rangehood.Bosch dishwasher.large windows in bedrooms & living areas.magnetite retrofit double glazing system on bedroom windows.european laundry with Bosch washing machine & Simpson dryer.voice intercom.internal storage including pantry & two linen cupboards.reverse cycle air conditioner .new carpet in bedrooms, dining, living & hallways.freshly painted walls.secure basement carpark.large, lockable storage shed.elevated and set back off the street for a relaxed and pleasant outlook to Haig ParkFINE DETAILS (all approximate):EER: 6.0Built: 2011UV \$218,400Living size: 77m2 Balcony: 18m2 total: 95m2Rates: \$2,283.82 paLand tax: \$2,405.58 pa (investors only)Admin: \$1,1113.54 pqSinking: \$71.89 pqTotal: \$1,185.43 pqRental Opinion: \$640 - \$680 /week12 units in complex