

# 11/7 Coolac Place, Braddon, ACT 2612

## Unit For Sale

Friday, 1 March 2024

11/7 Coolac Place, Braddon, ACT 2612

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 76 m2

Type: Unit



John de la Torre  
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**\$519,000+**

Welcome to this well laid out, perfectly situated home in the boutique Meridian complex. The unit has a spacious living / dining area that opens on to a tree shaded private balcony. The study is sizeable and separately located to optimise the segregation from the living space. The fully featured kitchen has extensive cupboard space and the well sized bedroom features a spacious walk through robe. With a secure basement carpark and access to the private rear garden, this property is warm and inviting as well as safe and comfortable. Coolac Place is ideally situated, close enough to Braddon, Dickson and Civic to be close to the action but far enough away to offer a quiet and leafy home setting. You are a block from Ijong park and less than 500m to the Ipima Street Light Rail Station and the Northbourne Avenue bus stops. From the minute you walk through the door, this unit will feel like home. It is perfectly suited to the owner occupier but also represents a good long term investment opportunity. Don't risk a second thought, this property won't last, so inspect today! Features: • R/C A/C • Separate well sized study • Private tree shaded balcony • Less than 500m to public transport and Ijong Park • Secure basement carpark EER: 6 Rates: approx. \$1,944 per annum Land Tax approx.: \$2,524 per annum (if applicable) Strata: approx. \$5,316 per annum Inspection by appointment unless otherwise advertised