

11/80 Henty Street, Braddon, ACT 2612



Sold Apartment

Friday, 15 September 2023

11/80 Henty Street, Braddon, ACT 2612

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 77 m2

Type: Apartment



Tom Coates

0410977121

\$600,000

Price guide \$599,000+. This apartment will go to auction on Thursday 19th October 2023, 5:00pm at 2/14 Wales Street, Belconnen. Discover urban living at its finest in this stylish top floor two bedroom apartment nestled within the "Element" boutique complex. Located in the sought-after Braddon neighbourhood, with balcony views of Black Mountain Tower, this home offers the perfect blend of convenience and charm. It is a must-see for professional couples, first home buyers and smart investors. Location is superb, within walking distance from the Ipima Street light rail station, providing that extra bit of convenience to get around town and moments away from the city's finest shopping, and entertainment options. The lively atmosphere and eclectic vibe of Braddon are right at your doorstep. Stroll down Lonsdale Street for boutique shops and cafes or enjoy world-class dining experiences in the nearby restaurant district. This home is available for immediate occupation, so contact me today to arrange a private viewing or attend the next available open home and secure your urban oasis!

Key features:- Spacious open-plan living and dining area, perfect for entertaining- Two well-appointed bedrooms with Ventair ceiling fans- Two modern bathrooms- Modern kitchen with Omega oven and Bosch dishwasher- European laundry with Fisher and Paykel dryer- Toshiba split system air conditioning- Sunlit private balcony with views of Black Mountain- Two secure basement parking spaces- Exclusive boutique complex with controlled access and intercom system

Year of build - 2007
Living size - 77m²
Balcony size - 11m²
EER - 6.0 Stars
Rates - \$650.00 pq
Body Corporate (inclusive of sinking fund) - \$1,271.65 pq
Land tax (if rented) - \$857.58 pq