

112/10 Ipima Street, Braddon, ACT 2612

independent
PROPERTY GROUP

Sold Apartment

Monday, 14 August 2023

112/10 Ipima Street, Braddon, ACT 2612

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 58 m2

Type: Apartment



Tim Ngo

0262094000

\$450,000

This delightful east-facing apartment is located on the 7th floor with spectacular views over Braddon & towards Mount Ainslie. Located in a sought-after area with a light rail station at your doorstep & within walking distance to Braddon & the City. This would have to be one of the best locations for work options, entertainment & shopping in Canberra. Embrace yourself in the morning sun with a cup of tea whilst admiring the peaceful outlook & inspiring views. The full-width balcony brings a lot of natural light into the generous open living space. Indulge in the spacious bedroom with its serene outlook, complemented by an extensive walk-in robe, providing ample storage. Enjoy the convenience of basement parking with additional storage, ample visitor parking & lift access. The apartment is currently tenanted on a periodic lease, so would suit either live-in buyers or savvy investors. This modern living-style apartment is everything you need for a comfortable living experience plus you are so close to the buzz & excitement of the City. Features: • 7th floor with great views • Full-width balcony – Sunny east-facing aspect • Efficient design with no wasted space • Feels like home • Located on the light rail • Walking distance into Braddon & the City • Reverse cycle heating and cooling Essentials: • EER: 6 • Living size: 58 m² • Balcony size: 11 m² • Total area: 69m² • Rates: \$1,872 p.a approx. • Land tax: \$2,312 p.a approx. (investors only) • Levies: \$5,036 p.a approx. • Age: 10 years (Built 2013)