

# 113/55 Currong Street North, Braddon, ACT 2612



## Apartment For Sale

Wednesday, 21 February 2024

113/55 Currong Street North, Braddon, ACT 2612

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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## Offers Welcome \$469,000+

Discover the epitome of modern living in the heart of Braddon with this remarkable property located at 113/55 Currong Street North. Boasting contemporary design and unparalleled convenience, this residence presents a rare opportunity to own a piece of Canberra's most sought-after locale. Key Features:

- Prime Location:** Situated in the vibrant suburb of Braddon, renowned for its eclectic dining scene, boutique shopping, and thriving cultural hub.
- Contemporary Design:** Immerse yourself in the sleek and stylish interiors of this modern residence, featuring high-quality finishes and fixtures throughout.
- Spacious Living Areas:** Enjoy generous living spaces designed for comfort and relaxation, perfect for entertaining guests or unwinding after a long day.
- Gourmet Kitchen:** The well-appointed kitchen is a chef's delight, equipped with premium appliances, ample storage, and sleek countertops for effortless meal preparation.
- Luxurious Bedrooms:** Retreat to your own private sanctuary within the spacious bedrooms, offering tranquility and comfort for restful nights.
- Outdoor Entertaining:** Embrace outdoor living with a private balcony or courtyard, ideal for alfresco dining or enjoying the fresh Canberra air.
- Secure Parking:** Benefit from secure parking facilities, ensuring convenience and peace of mind for residents.

**Location Highlights:** - Minutes away from Canberra's CBD, providing easy access to employment opportunities, educational institutions, and recreational facilities. - Surrounded by an array of trendy cafes, restaurants, bars, and boutique shops, offering endless entertainment options right at your doorstep. - Close proximity to public transport options, major arterial roads, and bike paths, facilitating seamless connectivity across the city.

**Keys Figures you would like to know:**

- Water Rates: \$186.77 per quarter (approx.)
- Rates: \$423 per quarter (approx.)
- Land Tax: \$503.81 per quarter (approx.) (If rented out only)
- Good rental income of \$520 per week without furniture, the lease will be expired on 22/07/2024.

Any reasonable offers are welcome, the owner is motivated to sell. Don't miss this exclusive opportunity to secure your dream home in one of Canberra's most desirable suburbs. Contact us today to arrange a private inspection and experience the lifestyle on offer at 113/55 Currong Street North, Braddon.

**Disclaimer:** Please note that whilst all care has been taken regarding general and marketing information collected for this rental advertisement, Uplus Real Estate does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. We encourage prospective tenants to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.