

**113/86-88 Northbourne Avenue, Braddon, ACT
2612**



Sold Apartment

Monday, 14 August 2023

113/86-88 Northbourne Avenue, Braddon, ACT 2612

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 75 m2

Type: Apartment



Nicola Brady
0421558454



Ebony Brady
0478098913

Contact agent

This stylish apartment with a curved internal wall is very spacious and filled with natural light flowing into the combined open living/dining area. Boasting a lovely view of greenery with cleverly planted shrubs that provide plenty of privacy with no one overlooking you, you'll love spending time on the large balcony with its tranquil setting. You don't even know you're in the middle of the city, it's so nice and quiet! An open plan kitchen offers plenty of cupboard space, stone bench tops/breakfast bar, induction cooktop, dishwasher and under bench stainless steel oven. A generously sized master bedroom boasts access to the balcony, a built-in wardrobe, block out curtains and a fully tiled ensuite with a corner bath/shower. There's also a second toilet for guests in the laundry. Heating wise, the owner has recently installed a reverse cycle air conditioning unit although with double glazing and an Energy Efficiency rating of 6, you probably won't need to use it too often! Parking wise, there is a basement car space along with lockable storage space. The complex is well maintained with the building manager looking after the complex for many years and ensuring the outdoor resort style pool, gym/bathroom facilities along with the other common areas are well cared for. Location wise, it's the heart of Braddon with its abundance of cafes, restaurants, bars, as well as being in walking distance to the City Centre and ANU. The tram line is also only a minute or two walk from the complex. All of this makes it the perfect investment for an owner/occupier or a savvy investor. Features include: 1 bedroom Ensuite Built in wardrobes Reverse cycle air conditioner Open lounge/dining Curved wall Balcony with access from lounge and master bedroom Laundry Second toilet in laundry Dryer Open plan kitchen Dishwasher Under bench oven Hotplates EER 6 Private greenery views 1 x basement car space Storage Cage Walking distance to Shops, City Centre, ANU Tram stop near complex Dimensions 67m² Internal apartment 8m² Balcony 13m² Car space 1.6m² Store room 6m² EER \$818.27 Levy per quarter \$417 Rates per quarter \$480-\$510 Potential rent per week (unfurnished) Even higher if furnished or used as an Airbnb