

**115/10 Ipima Street, Braddon, ACT 2612**

**Sold Apartment**

Tuesday, 19 September 2023

115/10 Ipima Street, Braddon, ACT 2612

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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**\$412,500**

In this ultra-convenient location, create your ideal lifestyle built around peace and comfort positioned high up on level 8 on the quiet side away from Northbourne Avenue. Updated with a fresh coat of paint and LED lighting, enjoy the benefits of living in this spacious 'Astin' residence vacant and ready for you to move into now. Ideal for any first home buyer looking to enter the market, a live-in owner wanting to take advantage of this premium location, or an astute investor seeking an addition to their portfolio, this property is sure to tick all the right boxes to put you on the road to riches. Internally, the open plan layout invites plenty of space to spread out and relax in comfort. Have the flexible options to create an inviting lounge room for day-to-day living, as well as a separate dining area for hosting guests in style. In addition, the study nook allows for further internal space for a home office, storage, or a seating area. Extend your living out onto the balcony that provides added space to relax quietly outdoors or for entertaining friends and family. Well-designed, the kitchen connects nicely with the dining area and offers a practical layout to cook all those homemade meals to perfection. With ample bench and panty space combined with a Bosch oven, integrated dishwasher, built-in microwave and 20mm stone benchtops, this kitchen is sure to make for easy and simple home cooking. The main bedroom is well-sized and offers plenty of space to come home to and relax. With direct and private access to the balcony and sliding wardrobes, find another layer of comfort in this room. With full-height tiling, a floating vanity with double bowl sinks, and a generous shower space, the bathroom is well-appointed for you to enjoy. In this highly desirable location, enjoy the range of options to keep your social calendar busy. Situated next door, the iconic Rex Hotel offers the glamorous Howling Moon Bar on the top floor with stunning views of the city and surrounds to enjoy a drink or bite to eat with friends. The City Centre and the vibrant Lonsdale and Mort Street is only a short walk away and offers a plethora of restaurants, bars, clubs, and shopping venues to visit and enjoy. Summary of features: Charming 1 bedroom 'Astin' residence Freshly painted & updated LED lighting Ultra-convenient Braddon location nearby the Ipima Light Rail Quiet aspect away from Northbourne Avenue Spacious open plan layout for day-to-day living Entertainers' balcony for outdoor enjoyment Study nook space ideal for a home office or a seating room Reverse cycle air-conditioning Practical kitchen layout with 20mm stone benchtops Bosch oven & a Omega cooktop Fisher & Paykel integrated dishwasher Built-in microwave Ample pantry & cupboard space Main bedroom with direct balcony access & sliding wardrobes Well-appointed bathroom with full-height tiling Full length floating vanity with double bowl sinks European style laundry with a clothes dryer Linen cupboard Intercom access Basement car space & a storage cage Visitor parking Located close to: Lonsdale & Mort Street (Lazy Su, Assembly, Hopscotch and more) The Canberra Centre & CBD Ipima Light Rail The Howling Moon Rooftop Bar O'Connor Shops (The Duxton, IGA, Flatheads & more) The RUC Turner Bowl Club Key figures: Living area: 60m<sup>2</sup> Balcony: 8m<sup>2</sup> Rates: \$1,852 p.a. (approx.) Land tax (Investors only): \$2,195 p.a. (approx.) Strata: \$4,869 p.a. EER: 6