

12/10 Ipima Street, Braddon, ACT 2612

Sold Unit

Monday, 14 August 2023

12/10 Ipima Street, Braddon, ACT 2612

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit

\$431,237

New to the market is this delightful sunny north-facing apartment located on the 2nd floor! With a location that's within walking distance of Braddon's famous restaurants and the city's best shopping, this apartment is perfectly situated for both live-in buyers and savvy investors. Freshly painted and immaculately maintained, this apartment features everything you need for comfortable living. You'll enjoy the convenience of basement parking, ample visitor parking, and a secure storage area for all your belongings. Whether you're a first-time buyer or an experienced investor, this apartment is an excellent choice. With its prime location, outstanding amenities, and great potential for returns, it's the perfect place to call home or add to your investment portfolio. So why wait? Come see this beautiful apartment today and start living your best life in Braddon!

Features:

- Sunny north aspect
- Efficient design with no wasted space
- Full size kitchen & extra cabinetry
- Located on the light rail
- Walking distance into Braddon & the City
- Vacant & ready to move into now
- Perfect first home or lock & leave pad
- Flexible rental options for investors

Essentials:

- Living area: 56m²
- Balcony size: 8m²
- Rates: \$1,872 per annum (approx.)
- Land tax (investors): \$2,222 per annum (approx.)
- Age: 10 years (Built 2013)
- Expected Rental return: \$500 - \$530/week (Approx)
- Strata Levies: \$5,038 per annum
- Strata Company: Vantage Strata
- Units Plan Number: 3966