

12/84 Northbourne Avenue, Braddon, ACT 2612



Apartment For Sale

Thursday, 14 December 2023

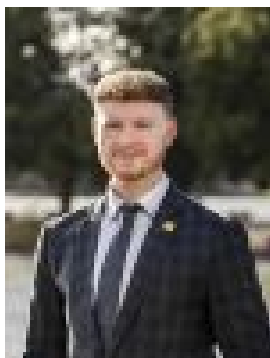
12/84 Northbourne Avenue, Braddon, ACT 2612

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Tom Coates

0410977121

Awaiting Price Guide

This gorgeously appointed apartment is positioned in the heart of Braddon and located in the bustling metropolitan lifestyle afforded by Inner City Living. The apartments on offer come fully furnished and ready to move in or rent! There are multiple opportunities on offer here for what you could do with this unique and profitable opportunity. The apartment is now privately owned and can be lived in full-time, rented privately or returned back to being rented through Mantra Serviced Apartment arrangement. The added benefit with this property is that it has the option to be rented out as a 2 bedroom apartment or split into a studio and one bedroom, generating two incomes. Walk through your private entrance into these two unique opportunities here on level 2. You will find two spacious units with comfortable layouts. The apartments have large living areas, a functional kitchen, generously sized bedrooms, reverse cycle air-conditioning and two separate bathrooms. Take full advantage of the fantastic amenities at the Mantra, including a heated indoor pool, sauna, gym, restaurant/bar, and secure allocated undercover parking. Location is superb, within walking distance from the Elouera Street light rail station, providing that extra bit of convenience to get around town and moments away from the city's finest shopping, and entertainment options. This home is available for immediate occupation, so contact me today to arrange a private viewing or attend the next available open home and secure this fantastic opportunity!

Unit 201 - 2 bedroom apartment 48m² Queen sized bed Built-in robes Kitchen Ensuite & laundry Living & dining Reverse cycle air conditioning Balcony

Unit 202 - Studio hotel room 32m² King sized bed Built-in robes Bathroom Reverse cycle air conditioning

Key features:

- Two fully furnished and equipped units
- Spacious and comfortable layout
- Built-in robes
- Allocated basement car parking space
- Heated indoor pool
- Sauna
- Gym
- Restaurant and bar on-site
- Walking distance to Elouera Street light rail station
- Short walk to Braddon restaurants and cafes

Built - 1998 EER - 6.0 stars Total living size - 80m² Rental return - \$620.00 - \$650.00 p/w Body Corporate - \$896.27 p/q Rates - \$483.00 p/q Water - \$188.77 p/q Land Tax (if rented) - \$594.08 p/q