

124/10 Ipima Street, Braddon, ACT 2612

CARTER + CO

Sold Apartment

Friday, 25 August 2023

124/10 Ipima Street, Braddon, ACT 2612

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 58 m2

Type: Apartment



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Contact agent

North facing with views stretching past Mount Majura, across the leafy patchwork of the Inner North, apartment 124 is located on the 8th floor and feels like a treetop sanctuary nestled in the heart of the CBD. Just minutes on the light rail to Dickson and with the backdrop of Braddon, that's right, you could not be better place for an Inner North lifestyle. Apartment 124 is fully furnished with a fixed tenancy in place at \$495 per week. This would be a perfect first home, a business landing pad when in Canberra and a fantastic investment for any savvy investor. With modern finishes this apartment certainly fits the bill. The location is the drawcard, the renewal of the Northbourne Avenue corridor has further enhanced our city centre. With unrivalled proximity to the shopping hubs, restaurants and bars, of Dickson and Braddon the cosmopolitan, vibrant lifestyle is like no other. The Features: Fully furnished - all inventory included in the sale

Magnificent views out to Mt Ainslie + Mt Majura in a central and buzzing Braddon location
8th level, one bedroom, secure apartment
Living/dining space with sliding doors out to balcony
Galley style kitchen with stone benchtops, breakfast bar
In-built Westinghouse microwave Bosch electric cooking appliances including oven + stove top
Main bedroom, carpeted with walk in wardrobe
Bathroom with shower, floating vanity with cabinetry
European laundry area with Fisher & Paykel dryer + tub
In-built shelving in the living area
External power point on balcony
Reverse cycle air conditioning
Close to the Ipima St light rail stop
The Figures: EER: 6.0
Living size: 58 m2 (approx.)
Balcony size: 7m2 (approx.)
Lease expiry date: 30th November 2023
Rental return: \$495 per week
Body corporate: \$1322 pq (approx.)
Rates: \$457 pq (approx.)
Land Tax: \$587 pq (approx.)
Disclaimer: Carter and Co Agency and the vendor cannot warrant the accuracy of the information provided and will not accept any liability for loss or damage for any errors or misstatements in the information. Some images may be digitally styled/furnished for illustration purposes. Images and floor plans should be treated as a guide only. Purchasers should rely on their own independent enquiries.