

129/10 Ipima Street, Braddon, ACT 2612



Apartment For Sale

Thursday, 6 June 2024

129/10 Ipima Street, Braddon, ACT 2612

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Paul Corazza
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Ray Moon
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Offers over \$420,000

Perched high up on level eight, with stunning views of Mt. Ainslie and Mt. Majura create your ideal lifestyle built around comfort. With a desirable northerly aspect, there is plenty of natural light that flows throughout this charming 'Astin Residences' property. Updated with new LED lighting and freshly painted there is plenty to enjoy in this vacant residence ready to move into now. Conveniently located the Ipima Light Rail is only metres away and provides you with easy access into the CBD and connects you nicely to other popular areas in Canberra. Ideal for any first home buyer looking to enter the market, any live-in owner wanting to take advantage of this premium location, or the astute investor seeking an addition to their property, this property is sure to put you on the road to riches and tick all the right boxes and more. Internally, the open plan layout invites a wealth of space to spread out and relax in comfort. Have the flexible options to create a separate living area ideal for day-to-day living, as well as a separate dining area for hosting guests in style. Extend your living out on the generous north facing balcony, providing you the perfect space to relax quietly outdoors or for entertaining friends and family with beautiful views to admire. The kitchen also presents another practical layout to cook all those homemade meals to perfection. With ample bench and pantry space, along with a Bosch oven, cooktop, built-in microwave, integrated dishwasher and 20mm stone benchtops, take the stress out of cooking and make it easy and simple in this efficient kitchen space. The main bedroom also offers you a well-sized space to come home to and relax within and provides you with a walk-in robe. The bathroom reflects another practical space with full height tiling, a wall hung floating vanity unit and designer fittings, the European style laundry with a clothes dryer has also been incorporated in the bathroom, allowing for more space in the living areas. 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 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 high up on level 8 in the 'Astin Residences' Stunning views of Mt. Ainslie & Mt. Majura North-facing residence with plenty of natural light Convenient location nearby the Light Rail & close to Lonsdale & Mort Street Updated LED lighting Freshly painted within Spacious open plan layout for day-to-day living Dining area for hosting guests & family meals Entertainers' balcony for outdoor relaxation New reverse cycle air-conditioning Practical kitchen layout for home cooking Fisher & Paykel integrated dishwasher Built-in microwave & Bosch oven Plenty of bench space with 20mm stone benchtops for meal preparation Ample pantry & cupboard space Well-appointed bathroom with full height tiling & designer bathroom fittings Floating wall hung vanity with 20mm stone benchtops & cupboard space Well-sized bedroom with a walk-in robe & window for added light European style laundry with a washing machine & a clothes dryer Sizeable linen cupboard Basement car parking with a storage cage Visitor car parking Vacant & ready to enjoy now Located close to: Ipima Light Rail The Howling Moon Rooftop Bar Lonsdale & Mort Street O'Connor Shops (The Duxton, IGA, Flatheads & more) Turner Primary School The City Centre & ANU Dickson & Braddon precincts Key figures: Living area: 56m² Balcony: 8m² Rates: \$1,919 p.a. (approx.) Land tax (Investors only): \$2,325 p.a. (approx.) Strata: \$5,098 p.a. (approx.) EER: 6