

**129/61 Cooyong Street, Braddon, ACT 2612**



**Apartment For Sale**

Monday, 18 March 2024

129/61 Cooyong Street, Braddon, ACT 2612

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 63 m2**

**Type: Apartment**



Jamie Zhang  
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Luna Moon

**\$500,000+**

Nestled directly opposite the vibrant Canberra Centre, this exquisite one-bedroom apartment offers the perfect blend of city living and tranquil retreat. As you step inside, you're greeted by a generously sized kitchen featuring a large island benchtop, ideal for both casual meals and entertaining guests. The kitchen's modern design and functionality set the tone for the sophisticated yet comfortable living spaces that await. To your left, a well-appointed bathroom boasts a spacious bathtub, promising a relaxing escape after a long day. The thoughtful layout continues, leading you into the heart of the home where the living room and bedroom seamlessly connect, creating a harmonious living space. The bedroom and living area extend outdoors to a sprawling balcony. Unlike many urban homes, this balcony overlooks a quiet street, not the bustling main road, ensuring peace and privacy. Here, amidst the backdrop of beautiful trees, you can enjoy your morning coffee or unwind in the evening with a glass of wine, soaking in the serene atmosphere. This apartment is more than a place to live. It's a sanctuary in the heart of Canberra. With its quiet street setting, stunning treeline views, and proximity to the Canberra Centre, you'll find the best of the city's shopping, dining, and entertainment just moments from your doorstep.

**Features:-** North East-facing apartment for both living and bedroom- Treeline view on a tranquil street- Spacious Bathtub- Floor-to-ceiling double glazed windows for living and bedroom- SMEG appliances- Reverse cycle air-conditioning- Built-in wardrobe in bedroom- Timber flooring in living and kitchen- Open plan living and dining area flowing out to a spacious Balcony- Video intercom access for enhanced security- Embedded Network services for convenience- Rooftop barbecue area and garden- Low maintenance for minimal upkeep

**Location:-** 1 min walking distance to Canberra Centre- 2 mins walking distance to Bus Stop- 8 mins walking distance to City Light Rail Station- 10mins walking distance to Australian National University- 6mins drive to Lyneham High School - 8 mins drive to Dickson College- 8 mins drive to Lake Burley Griffin- 15mins drive to University of Canberra

**Property Numbers: (Approx.)** Living: 51m<sup>2</sup> Balcony: 12m<sup>2</sup> Total: 63m<sup>2</sup> EER: 6 Rates: \$429 per quarter Land tax: \$477 per quarter (if rented) Strata fee: \$663 per quarter Rental Estimate: \$600-650pw Built: 2022