

**152/10 Ipima Street, Braddon, ACT 2612**



**Apartment For Sale**

Wednesday, 14 February 2024

152/10 Ipima Street, Braddon, ACT 2612

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



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**\$650,000+**

This apartment encapsulates the vibrant energy of Braddon and stands out from the crowd with its spacious floor plan and exceptional top-floor position in the renowned "Astin Apartments" building. Whether you are looking for an outstanding investment opportunity or a place to call home, this one is most certainly worthy of your inspection. Ideally located on the doorstep of the city, this residence offers a unique blend of sophistication and convenience, surrounded by Braddon's eclectic mix of dining and nightlife. Just moments away from Lonsdale Street's trendy bars, cafes, and eateries, this property defines the essence of urban living. You will be immediately impressed with the generous proportions offered throughout the apartment, where two bedrooms, two bathrooms and a separate study area are seamlessly spread across one level. The spacious living and dining areas are designed for practicality, leading to a private entertaining balcony that provides a perfect retreat. The modern kitchen is a culinary haven, featuring stone surfaces, ample storage, and Bosch appliances. Luxurious touches extend to the beautifully appointed bathrooms, with a large free-standing bath in the main bathroom, and a European-style laundry with custom cabinetry. The apartment boasts two side-by-side car spaces in the basement, coupled with additional storage/utility space, making city living a breeze. Experience year-round comfort with two split-system reverse cycle heating and cooling units in the living room and main bedroom. This property is offered with vacant possession, inviting you to embrace the eclectic lifestyle of Braddon. Seize the opportunity to make this stylish apartment your urban sanctuary. **\*\*Investors note\*\*** The apartment has been set-up and operating as a fully equipped Airbnb with extremely high occupancy rates and attractive rental returns (figures can be provided on request). The apartment can be sold fully equipped and operating for the new owner to continue operating as an Airbnb. Summary of features: • Sensational Braddon location, right on the doorstep of the city • Located in the popular "Astin" development • Convenient lifestyle property, located only metres from the Canberra Centre, bars, cafes & eateries • Generous size, top floor apartment spread across one single level • 2 bedrooms • 2 bathrooms • 2 side-by-side car spaces in basement (with additional storage/utility space) • A practical floor plan with spacious living & dining areas, perfectly designed for practical living • Modern kitchen, including stone surfaces, ample storage & Bosch appliances • Private entertaining balcony seamlessly connecting to living areas • Generous bedroom sizes (all with built in robes) • Impressive main bedroom suite with ensuite • Beautifully appointed bathrooms, including large luxurious free-standing bath to main bathroom • European style laundry with additional custom cabinetry • Split system reverse cycle heating & cooling (2 units – living room and main bedroom) • Offered with vacant possession