

**16/11 Fawkner Street, Braddon, ACT 2612**

**Apartment For Sale**

Tuesday, 30 April 2024



16/11 Fawkner Street, Braddon, ACT 2612

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 117 m2**

**Type: Apartment**



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## Auction

Discover the epitome of urban living in this spacious 3-bedroom apartment nestled in a prime location. With ample space to relax and entertain, this residence boasts a sprawling 22m<sup>2</sup> balcony offering breathtaking leafy views, perfect for unwinding after a long day or hosting gatherings with loved ones. Embrace the tranquillity of nature while enjoying the convenience of city life in this exceptional home. FEATURES- Large main bedroom ensuite (with spa) and built-in robes- Two additional rooms, both spacious and one with built-in robes.- Open plan living and dining area- Good-sized modern kitchen- Separate study/library area- Large 22m<sup>2</sup> balcony that takes in leafy green views of Mt Ainslie- Reverse cycle air-conditioning- Secure basement parking with two spaces- Freshly painted throughout- Upgraded flooring and lighting- A short distance to the bustling Lonsdale St precinct, the Canberra centre, light rail and bus stop- Secure building with intercom access- Inviting outdoor swimming pool- Ground floor apartment - Community garden

STATISTICS (all figures are approximate)EER: 2.0Home Size: 117m<sup>2</sup>Construction: 1996Homes in Complex: 71Rates: \$621/qtrLand Tax: \$1663/qtr (if rented)Strata Levies: \$1,339/qtrRental Range: \$800-\$850/week