

**17/18 Batman Street, Braddon, ACT 2612**



**Apartment For Sale**

Saturday, 23 December 2023

17/18 Batman Street, Braddon, ACT 2612

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Steven Thomas

**\$498,000**

Located in a leafy mature tree lined street with a short stroll to both Canberra City and the Braddon cafe / bar precinct. This 2nd floor apartment features open plan living and captures great light. With northerly views over Braddon heritage precinct which cannot be altered, so you will never be built out. The living area opens to a modern kitchen with stone benchtops, dishwasher. This in turn leads to a good sized balcony ideal for Bbq'ing and entertaining. The master bedroom is a good size with built in robes. Other features include intercom entry, one car secure parking. This is your chance to get into this sought after building. Other features include: 5 minutes walk from the Canberra Centre 2nd floor with northerly view over Braddon heritage precinct which cannot be altered, so never built out. Good-sized north-facing private balcony which provides plenty of sun and light. Single carpark in basement with floor-to-ceiling storage cage lined by zincaluminum thereby providing extra security. Carpark and building is fob-secured with extensive CCTV coverage. Batman Street is a quiet street lined by mature cedars and well-kept ground-floor-unit front-garden hedges. Secure intercom entry. Top floor apartment (no one above). Quiet tree lined street. New carpet. Reverse cycle heat / cool. Modern kitchen with Miele appliances. Open plan living area. North facing balcony. Built in robes. Body corp \$1274pp. Rates \$2200pa. 61m<sup>2</sup> plus 12m<sup>2</sup> balcony. Features: Body Corporate, Dining Room, Electric Garage Doors, Entrance Hall, Lounge Room, Reverse Cycle a/c.