

2/35 Torrens Street, Braddon, ACT 2612



Sold Apartment

Friday, 3 November 2023

2/35 Torrens Street, Braddon, ACT 2612

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 70 m2

Type: Apartment



Gerard Northey
0438437790



Duncan Macdonald
0402337287

\$610,000

Enjoy being the envy of your friends and love your new lifestyle in this ground floor, north facing, one bedroom + study apartment. Positioned within the incredibly popular and iconic suburb of Braddon, the hardest decision of your week will be whether you eat at home or choose from one of the premium dining venues only moments away. Not your average one bedroom apartment, this property boasts a highly impressive sun-drenched terrace, plus a full-size study/home office with built-in storage. The open-plan living and spacious master bedroom are generous in proportion, and the home chef will enjoy the impeccably finished kitchen with stone bench tops and SMEG appliances. - Ground floor one bedroom apartment with full-size study and large terrace- Immaculately presented interiors with high-ceilings- North facing aspect drawing in an abundance of natural light- Internal living area approx. 70sqm- North-facing terrace approx. 44sqm- Reverse-cycle air conditioning- Floor to ceiling windows- Basement car parking with storage cage, plus off street/basement visitor parking- Positioned within one of Canberra's premium lifestyle precincts, with an array of restaurants, bars and hospitality venues at your door- Easy walk into the Canberra CBD- EER 6 stars Outgoings:- Sinking Fund approx. \$824.54 per quarter- Admin Fund approx. \$567.70 per quarter- General Rates approx. \$494.09 per quarter Whilst all care has been taken to ensure accuracy, the material and information contained are approximate only and no warranty can be given. Bastion Property Group does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.