

**2/38 Mort Street, Braddon, ACT 2612**

**McIntyre**  
PROPERTY

**Sold Apartment**

Tuesday, 19 September 2023

2/38 Mort Street, Braddon, ACT 2612

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 70 m2**

**Type: Apartment**



Scott Isaacs

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## Contact agent

Situated in the desirable ever-growing suburb of Braddon, this unique property provides you with all the luxury that the inner-city locality has to offer from the inside to the outside. Located in Mort Street Braddon, this apartment boasts panoramic views on the second level with a generous balcony that is sure to impress residents and their guests with a western aspect, giving you the stunning Black Mountain tower views. This property has been smartly designed with each room embracing the unit's unique floor plan to create a roomy atmosphere. The kitchen provides ample bench and cupboard space, making ENTERTAINING at home for friends and family a breeze. The sizeable open dining space, carpeted living area works well as its an open plan living layout. Large Floor to ceiling windows delivers natural light and warmth, while the reverse cycle air conditioning takes the edge off on those cooler Canberra evenings. One great sized bedroom with the additional bedroom/study that could be a multipurpose use space area add to the abundant living space of this executive apartment. The master bedroom fantastic views looking out to the balcony and beckoning to the lifestyle attractions of Mort Street below. Large scale windows in both master bedroom and the adjacent living areas provide a generous light filled atmosphere, which just enhances all the inner-city view and inner-city living appeal. Perfect if you need an apartment with or without a carspace. With a superior previous lease just finished at \$620 per week, this apartment represents good returns as an investment or an excellent option to live in. Just a short stroll or ride to the best of the Canberra city precinct, you'll be able to leave the car at home, with so many options to dine or be entertained just downstairs. Features Include:- Body corporate- Balcony storage- Carpeted bedrooms- Long & wide balcony- Breakfast bar servery- Dishwasher- Master bedroom and bedroom two with privacy glass sliding door- Reverse cycle heating and cooling- Open plan kitchen, living and dining- Extensive views across Braddon- Allocated car spaces- 2 separated bedrooms with built-in wardrobes in the master- Ample kitchen bench space and cupboard areas- Previously rented at \$620.00 per week- 72 m2 of apartment and 19 m2 of generous balcony- Complex pool for the warmer months on the same floor

Outgoings & Property Information: Living size: 70 sqm Rates: \$505.75 per quarter Body Corporate fees: \$5488.60 per annum Land tax (if rented): \$644.33 per quarter Expected rent: \$620 per week Year Built: 2014 EER: 6.0

Disclaimer: While we take all due care in gathering details regarding our properties either for sale or lease, we accept no responsibility for any inaccuracies herein. All parties/applicants should rely on their own research to confirm any information provided.