

2/63A Torrens Street, Braddon, ACT 2612

PURNELL
SINCE 1987

Apartment For Sale

Friday, 3 May 2024

2/63A Torrens Street, Braddon, ACT 2612

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



Sam Glyde
0428221300



Nick Purnell
0262952011

\$749,000+

Experience the best of both worlds in this garden-level apartment located in Braddon, right at the heart of Canberra's vibrant Inner CBD. With a living area of 75m² and an impressive 70m² private courtyard, this home merges the ease of apartment living with the expansive outdoor space of a suburban home. Located moments from Braddon's lifestyle precinct, you'll enjoy close proximity to top-tier cafes, restaurants, and boutique shops, all within a quick 5-minute walk. Whether it's dining, shopping, or entertainment, everything is conveniently accessible. The apartment itself features a modern, open-plan layout that maximizes both space and natural light. Large windows and doors open out to the courtyard, bringing the outdoors in and making the apartment feel even more spacious. In the kitchen, you'll find modern appliances and plenty of storage space, perfect for home cooking and entertaining. The living and dining areas flow seamlessly together and extend to the outdoor terrace, ideal for relaxing or hosting friends. The bedroom is a cozy retreat with built-in wardrobes and views of the private garden, ensuring a peaceful place to rest. The contemporary bathroom is well-appointed with modern fixtures. Additional amenities include secure parking, air conditioning, and high-speed internet, enhancing comfort and convenience. This apartment is perfect for anyone looking for a balance of urban accessibility and private, comfortable living. Don't miss the chance to make this unique property your new home.

Features:- Quiet boutique pet-friendly development of only 12 apartments- Open plan living, dining and kitchen- East facing courtyard with covered terrace- Sunny master bedroom with built-in robes and a very generous sized ensuite, the bedroom opens onto the balcony and courtyard- Oversized and light-filled second bedroom with built-in robes- Split system reverse cycle air conditioning- Manhattan-style laundry- Over-sized showers- Elevated and set back off the street for a pleasant outlook- High Speed Internet- Two secure side-by-side basement car spaces- Large lockable storage shed- Vacant possession available, ready to occupy

Figure Summary
Living: 75m²
Courtyard: 70m²
Body Corp: \$1204.24pp
General Rates: \$689.91pp