

**20/84 Northbourne Avenue, Braddon, ACT 2612**



**Sold Apartment**

Wednesday, 16 August 2023

20/84 Northbourne Avenue, Braddon, ACT 2612

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Natalie Roberts

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**\$300,000**

FOR INVESTMENT USE ONLY- LEASE EXPIRES OCTOBER 2028 This neatly presented, fully furnished one bedroom property offers a great opportunity for investors to secure an apartment with guaranteed rent in the heart of one of Canberra's most vibrant and sought-after neighbourhoods. The location provides the ultimate convenience for guests, having Braddon's cosmopolitan atmosphere right at your doorstep. There is something for everyone with trendy cafes, delectable eateries, boutique shops, and cultural hotspots all within a short stroll. If you're looking for an affordable, set and forget investment with guaranteed rent then look no further. This investment provides a return of \$21,009.84 p.a which will increase in October to \$22,480.53 p.a when the lease renews. Should you require the apartment for short term accommodation, you can stay here at a discounted rate. This well-maintained apartment features comfortable open plan living, a spacious bedroom with room for a study area and an allocated car space. There is an outdoor balcony plus multiple parks nearby to enjoy outdoor activities. Within the complex, there are a range of amenities including a heated indoor pool, sauna, gym, restaurant and bar. Other features include: 1 bedroom, bathroom serviced apartment Currently under lease with the Mantra Hotel until October 2028 Guaranteed rent Fully furnished Balcony views of Black Mountain and Telstra Tower Complex has a pool, gym, sauna, restaurant and bar Convenient location, quick stroll to cafes, restaurants and shopping Split system heating and cooling 55 square metres of living and 7 square metre balcony Rent paid monthly: \$21,009.84 p.a approx- (from October will increase to \$22,480.53 p.a) Strata fees: \$598/quarter approx Water: \$161.97/quarter approx Rates: \$431/quarter approx Land tax: \$513.45/quarter approx Don't miss out on this opportunity to secure a premium apartment in the heart of Braddon. Contact Natalie today to arrange an inspection! 0405 313 901