

201/74 Northbourne Avenue, Braddon, ACT 2612

LUTON

Sold Apartment

Tuesday, 19 September 2023

201/74 Northbourne Avenue, Braddon, ACT 2612

Bedrooms: 2

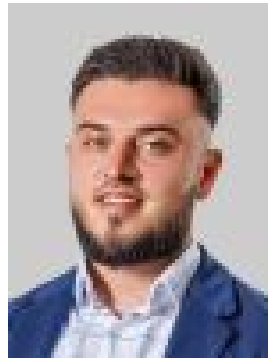
Bathrooms: 2

Parkings: 1

Type: Apartment



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This beautiful apartment, situated on the second floor offers two bedrooms, an ensuite and main bath. The apartment is impeccably maintained, with upgraded timber floorboards throughout. The apartment features a spacious open-plan kitchen and dining area that seamlessly connects to the inviting balcony, creating a harmonious living environment. Centrally located in the heart of Canberra, it's only metres away from the light rail, shopping, restaurants and entertainment venues, and is in easy walking distance from ANU, providing an inviting retreat where you can unwind and rejuvenate after a long day at work. Additional amenities include a reverse-cycle split system for climate control, a European laundry for added convenience, and secure single-car parking and bicycle storage. An impressive foyer welcomes your guests, while the enchanting in-ground pool and BBQ area, along with a well-equipped gym will make it difficult for them to bid farewell. Enjoy life close to all amenities and city life in this prime location. Features: - Living area: 86m2(approx.)- Balcony: 9m2(approx.)- Body Corporate (including sinking fund): \$1795.85 per quarter- Rates: \$351.5 per quarter- Land Tax: \$439.75 per quarter (only if tenanted)- Rental Appraisal: \$680 - \$695 per week.- EER: 5 Star