

201/86-88 Northbourne Avenue, Braddon, ACT 2612

BORIS.

Sold Apartment

Friday, 29 September 2023

201/86-88 Northbourne Avenue, Braddon, ACT 2612

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 68 m2

Type: Apartment



Boris Teodorowych
0402219727

\$430,000

VACANT POSSESSION, ready to move straight into. Brilliantly located at the City end of popular Braddon, 'The Phoenix' offers a cosmopolitan lifestyle with numerous bars, cafes and restaurants close by. The Canberra Centre, bus interchange and the ANU are within easy walking distance and the Light Rail is literally at your doorstep. Located on the second floor, the apartment is secure, spacious, bright and sunny, and enjoys a true north aspect and private leafy outlook. The covered balcony has views over Turner to Black Mountain and is shaded by the trees. In recent years, the apartment has undergone renovation with new paint, carpet, window treatments and replacement of the original split system air conditioner with a new one. The bathroom bathtub/shower has been replaced, re-waterproofed and re-tiled. The vanity doors and kitchen doors have also seen replacement. Overall, this apartment presents beautifully and offers bang for buck value in a prime location. Internal floor area of 68sqm plus balcony 9sqm. The building has the following amenity;- gymnasium- beautiful outdoor pool- intercom- secure basement and lift access- rubbish chute on your floor- recycling facility on B1- shed and car space on B2 Outgoings- rates \$434/q- land tax \$525/q- strata \$837/q- water \$187/q Call Boris on 0402 907 182 to arrange an inspection. Canberra's Luxury Apartment Specialists