

203/24 Lonsdale Street, Braddon, ACT 2612

LUTON

Sold Apartment

Sunday, 10 March 2024

203/24 Lonsdale Street, Braddon, ACT 2612

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



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\$790,000

Entry from Lonsdale Street Designed with contemporary urban flair, the Mode 3 complex offers spacious and practical living. This apartment, encompassing two-bedrooms, two-bathrooms, a separate study, butler's pantry and a generous and stylish balcony overlooking the Inner Braddon streetscape, provides a private sanctuary amongst the hustle and bustle of contemporary city living. The open-plan living flows to the spacious balcony making entertaining easy. The bedrooms are segregated providing peace and privacy, with the master featuring a walk-in wardrobe and ensuite. The kitchen has a large island and extra storage with the addition of a butler's pantry which also houses the laundry. The study is suitably positioned at the rear of the apartment to allow quiet contemplation and the main bathroom is set directly off the living areas for extra convenience. Situated on level two, with an outlook towards Black Mountain, you are moments away from the Light Rail, The Canberra Centre and the Australian National University, whilst only a short walk to a myriad of cafes, pubs and boutique shops. This apartment comes with two side by side car spaces and a storage cage. Don't miss the opportunity to secure a fabulous offering to the market!

Features:

- Secure entry
- Tiled Entry
- Modern kitchen with stone bench tops, dishwasher, built-in wine rack, double sink, induction cooktop, electric oven, rangehood, soft-close drawers
- Butler's pantry with storage shelves, plus laundry with wash tub and dryer
- Separate study with carpet, frosted sliding door for privacy and built-in desk
- Open plan living/dining with ducted reverse-cycle air-conditioning, carpet, curtains and sliding glass and screen door to generous balcony with stylish decking
- Main bathroom with shower, vanity with storage, toilet and mirrored cabinet
- Master bedroom has reverse-cycle air-conditioning unit, carpet, curtains, walk-through wardrobe and ensuite
- Ensuite has shower, toilet, vanity with storage and a mirrored storage cabinet
- Bedroom two has carpet, curtains, reverse-cycle air-conditioning unit and built-in mirrored wardrobe
- Two side by side car spaces and storage unit in basement
- View across to Black Mountain and over Braddon streetscape
- Close to the Light Rail, The Canberra Centre, The Australian National University and a short walk to cafes, restaurants, pubs and boutique shops

Other Features:

- EER: 6
- Rates: \$545 p.q. (approx.)
- Strata fees: \$1,704 p.q. (approx.)
- Rent: \$700 pw (approx.)
- Land tax (if rented out): \$674 p.q. (approx.)
- Mode 3 built in: 2012
- Apartment size: 93m²; Balcony: 35m²