

203/53 Mort Street, Braddon, ACT 2612



Apartment For Sale

Thursday, 7 March 2024

203/53 Mort Street, Braddon, ACT 2612

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 73 m2

Type: Apartment



Justin Ingram

0431116399

\$545,000+

Located within the IQ complex, this apartment is indeed smart and progressive. An award-winning energy management system optimises the performance of the apartments energy consumption, complemented by the practicalities of double glazing, electric appliances, abundant storage, and clever layout. This spacious apartment offers a substantial footprint of living space with one main bedroom plus a study, good sized bathroom, open plan living, galley style kitchen with quality appliances, full laundry, and a covered balcony. The design ethos of IQ Smart Apartments reflects the evolving needs of urban living, present and future. Comprising four seven-storey buildings, the development integrates retail and commercial spaces, with each of the four entrances leading to light-filled lobbies. This balance offers the cost efficiency of a larger complex while retaining the intimacy of a boutique development. Strategically positioned to enhance a balanced lifestyle conducive to both work and leisure, the apartment provides easy access to the light rail, Braddon's bustling coffee shops, restaurants, and boutiques, the Canberra Centre, and the vibrant inner-city scene. **IMPORTANT FEATURES:** * Functional kitchen with stone benchtops * Smeg appliances, including dishwasher and microwave * Double glazing throughout * Full laundry with good storage * Smart energy management home system * Video intercom * Quality blinds and floor coverings * Ducted reverse cycle air conditioning * BBQ facilities, large common gardens including a communal herb garden * Pet-friendly building * Recirculating hot water throughout the building * Good security including cameras, swipe card entry to the building, floor and unit **IMPORTANT NUMBERS:** * Internal living: 73sqm * External living: 9sqm * EER: 6.0 Stars * Rates: \$428pw approx. * Land tax: \$475pw approx. * B/Corp: \$878pw approx. * Currently tenanted (Fully furnished): \$596pw * Current lease in place until 28 November 2024 **Disclaimer:** The information contained herein is gathered from sources considered to be reliable, however MRKT Property accepts no responsibility for inaccuracies. All interested parties must solely rely on their own enquiries, inspections and confirm all information provided.