

**204/27 Lonsdale Street, Braddon, ACT 2612**

**CARTER + CO**

**Unit For Sale**

Thursday, 25 January 2024

204/27 Lonsdale Street, Braddon, ACT 2612

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 68 m2**

**Type: Unit**



James Carter And Nik Brozinic  
0261763443



Keeley Gillespie  
0261763443

## Awaiting Price Guide

The features you want to know!+ Beautifully presented and unique 1-bedroom apartment + Designer kitchen with ample storage+ 20mm Stone benchtops + 4 burner Induction cooktop + 600mm oven + Freestanding dishwasher+ Soft close cabinetry + Large kitchen sink with designer tapware + Open plan kitchen, living and dining + Stunning central atrium balcony with access from dining area + Second balcony to bedroom + Timber flooring throughout + Large master bedroom with built in robes+ Floor to ceiling feature penny tiling in bathroom+ Custom vanity + Inbuilt face level bathroom storage+ Sizeable European laundry with ample storage + LED lights and feature strip lighting+ Ducted reverse heating and cooling + Secure 1 car accommodation Why you want to live here!On offer at 204/27 Lonsdale Street, Braddon is an incredible opportunity to live a vibrant lifestyle like no other. Located in the ever popular, unique, and sought after NIBU building this is a rare prospect not to be missed. At the center of the vibrant Braddon precinct, your new home is just a short stroll to all the incredible luxuries that Lonsdale Street and inner city living has to offer. Modern and contemporary in design, this apartment presents an astounding opportunity for the first home buyers, downsizers, and investors alike. Located on level 2, with a beautiful east facing bedroom this apartment presents wonderful functionality and flow. Indoor outdoor living is achieved with ease, with an incredible designer kitchen overlooking the adjacent living and dining areas, extending to a private balcony. The kitchen features stunning stone bench tops, quality appliances and ample pantry and bench space. Segregated from the living areas, you find the oversized bedroom with built in robes and sizeable bathroom showcasing feature floor-to-ceiling tiling, custom vanity, and quality fixtures and fittings. With a northerly aspect to living areas and a north eastly aspect to the main bedroom, this is an incredible opportunity not to be missed. Perfectly positioned this apartment is within proximity to all the great amenities the Canberra CBD has to offer. The stats you need to know! Block: 227 Section: 20 EER: 6 stars Internal Living: 60 m2 (approx.) Outdoor Living: 8 m2 (approx.) Rates: \$495.55 Per Quarter (approx.) Land Tax: \$\_\_\_\_ Per Quarter (approx. if rented) Strata: \$944.12 Per Quarter (approx.) Rental Appraisal: \$560 - \$580 per week Heating and Cooling: Ducted reverse cycle heating and cooling