

204/53 Mort Street, Braddon, ACT 2612

CARTER + CO

Sold Apartment

Saturday, 24 February 2024

204/53 Mort Street, Braddon, ACT 2612

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



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Contact agent

The features you want to know!+ Freshly painted throughout+ Brand new timber flooring to the living/dining+ Brand new carpet to bedroom and study+ Open plan kitchen, living and dining+ Galley style Kitchen+ Bedroom with built-in-robe and direct access to the balcony+ Study perfect for a home office+ Full height tiling to bathroom+ European laundry+ Double glazing+ LED downlights+ Ducted electric heating and cooling+ Lockable storage cage

Why you want to live here! Located in the IQ complex, this one bedroom + study apartment presents an unrivalled opportunity to live in the heart of Braddon. The generous open plan apartment is spread over 72m² (approx.) of internal living. Brand new timber floors are effortlessly complementing the well-equipped galley style kitchen featuring quality appliances, stone benchtops, and ample storage. Overlooking the living and dining area, the space extends through to full height glass doors out to the terrace, fronting an east facing outlook of the apartment. The accommodation comprises a one-bedroom setup with built-in robes and direct access to a balcony. Additional features include a spacious study area that serves as an ideal space for a home office, a European laundry designed for optimal space utilisation and double glazing to ensure year-round comfort. Nestled on Mort Street, the IQ Complex enjoys a prime location just moments away from the heart of the city. Its proximity to the light rail adds convenience, providing seamless access to urban amenities and transportation options for a well-connected and vibrant lifestyle.

The stats you need to know!+ Unit: 203+ Block: 2+ Section: 18+ EER: 6 stars+ Internal Living: 72m² (approx.)+ External: 9m² (approx.)+ Rates: \$1,893.37 per annum. (approx.)+ Land Tax: \$2,275.16 per annum. (approx.) *only payable if rented+ Strata: \$854.95 per quarter. (approx.) *including sinking fund+ Heating and cooling: Ducted electric heating and cooling+ Rental Appraisal: \$570 - \$580 per week (approx.)+ Car: One secure basement car space