

206/2 Batman Street, Braddon, ACT 2612



Apartment For Sale

Wednesday, 22 May 2024

206/2 Batman Street, Braddon, ACT 2612

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 78 m2

Type: Apartment



Rahul Mehta
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Arjun Choudhary
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Offers over \$499,000

Located within the desirable "Founder's Lane" precinct in the heart of the city, this sizable 1 bedroom unit is perfect for someone who enjoys the convenience of living just moments from a plethora of bars, clubs, cafes, and shopping venues. In this highly desirable location, your social calendar will be overflowing with the countless amount of dining, shopping, and entertainment venues nearby to enjoy on weekends and evenings. An enviable amount of space is offered to you throughout this luxurious one bedroom apartment. Featuring 1 bedroom plus study nook, 1 bathroom, and 1 car space, this apartment is perfect for those looking for luxury living in the heart of the city. The spacious living and dining areas extend onto the generous balcony, providing you with additional space for entertaining friends and family. The large bedroom delivers you a wealth of space to come home and relax. Well sized, with built-in robes, quality carpets, & a study nook that is ideal for any student residing close to ANU or whether you're working from home. The modern bathroom represents a sleek design with full-height tiling, wall-hung vanity, and designer fittings. On evenings when you're not out experiencing the various restaurants and bars close by, the high-end kitchen offers you a series of first-class inclusions combined with an efficient space to cook all those homemade meals to perfection. With stone benchtops, SMEG stainless steel appliances, dishwasher, and ample pantry space, there is plenty to delight any aspiring MasterChef to cook all those homemade meals to delight. Enjoy the amenities offered to you within the complex to ensure year-long relaxation. The beautifully landscaped communal gardens and roof-top barbeque area serve as the ideal social space to enjoy an afternoon in the sun relaxing with family and friends. Perfect for any live-in owner looking to take advantage of this prominent location, a first home buyer looking to enter the market, or the astute investor looking to add a property to their portfolio, this property ticks all the boxes to suit any lifestyle. Summary of features: - Extraordinary inner-city location, adjacent to Glebe Park & the Canberra Centre - 1 Bedroom plus study nook - 1 Bathroom - 1 Car parking & storage enclosure - Spacious open plan layout - High quality kitchen, including premium stone, feature joinery & SMEG appliances - Ducted reverse cycle heating & cooling - Entertainers' balcony - Generously sized bedroom (with built-in robe) - Beautifully appointed bathroom - European style laundry - Entertainer's balcony perfect for entertaining - Private lockable storage area within basement - Modern facilities within the development, including landscaped gardens, & rooftop BBQ area

Key figures: (approx.) Total area: 78m² Living area: 65m² Balcony: 13m² Rental estimate: \$550 - \$590 per week Strata Levy: \$2,462 per annum (including sinking fund) Land rates: \$1,960 per annum Land tax (investors' only): \$1,657 per annum EER: 6.0