

**207/47 Currong Street North, Braddon, ACT 2612**



**Unit For Sale**

Wednesday, 15 May 2024

207/47 Currong Street North, Braddon, ACT 2612

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



Tahmeed Towfiq  
0262497700

## Offers Over \$679,000

Imagine waking up to the energy of the city right at your doorstep, yet retreating into a sanctuary of luxury and comfort. This stunning 2 bedroom apartment is an urban oasis that seamlessly blends cosmopolitan living with modern sophistication. Located directly across from the Canberra city centre, you'll be enveloped by the excitement of world-class dining, shopping, and entertainment mere steps away. As you enter, you're immediately drawn to the open and airy layout that effortlessly flows from the living area to the private bedrooms. The thoughtful design separates the two bedrooms on opposite sides of the living room, providing a remarkable sense of privacy and tranquility. Imagine luxuriating in the spa-like bathrooms or hosting elegant gatherings in your chic living spaces. This remarkable apartment comes complete with 2 tandem car parks and a storage unit in the basement, ensuring convenience and ample space for all your needs. The well-managed strata further enhances your experience, ensuring a hassle-free and luxurious lifestyle. Don't let this urban jewel slip through your fingers. Embrace the pulse of the city while indulging in the epitome of refined living. Contact us today to schedule a private viewing of your future dream home.

Features:- Electric cooktop- Central gas hot water with individual meter- Located across city centre- Large balcony- European laundry- Floorboards in living area- Carpet in bedroom- Ducted reverse cycle heating and cooling- 40mm stone bench top- Integrated dishwasher- 2 basement car spots with storage

Essentials:- Indoor space: 69m<sup>2</sup>- Balcony: 14m<sup>2</sup>- Body corporate: \$3,844 approx. p.a.- Rates: \$1,417 approx. p.a.- Tax: \$1,755 approx. p.a. (investors only)- Rental estimate: \$650 - \$700 p.w.- Age: 4 years (built 2020)- EER: 6