

**207/51 Mort Street, Braddon, ACT 2612**

**Sold Apartment**

Friday, 29 September 2023

207/51 Mort Street, Braddon, ACT 2612

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 96 m2**

**Type: Apartment**



Brett Hayman  
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## Contact agent

Situated in the heart of Canberra yet sheltered from the clamour and commotion of city centre, this 2nd floor apartment provides a relaxed, modern setting with views to Black Mountain on one side and a leafy outlook across the street to the other. Superbly presented the well proportioned design includes over 100 sqm of open plan living areas and balcony. Adjoining the living areas is a well equipped modern kitchen with stone bench tops, stainless steel appliances and dishwasher. Accommodation is provided by a large main bedroom with ensuite and an even larger second bedroom that could be a study for two or a second living area. Other features include reverse cycle heating and cooling, a large cloak cupboard / linen press, two parking spaces plus a storage cage. A quiet central courtyard with picnic tables, barbecue facilities and mature garden beds provides a beautiful space to enjoy a book in the sun or to entertain family and friends. Focused on sustainability, the IQ apartments features smart technologies designed to help reduce energy costs, including real time energy monitoring, double glazed windows and block out blinds. The IQ building also features solar panels, electric car chargers and comprehensive security with restricted access, key card door entry and security cameras throughout the building. The IQ building is directly adjacent to the Elouera Street light rail stop on Northbourne Avenue, a short walk to many cafes, bars and restaurants and amenities including the Canberra Centre, the Australian National University, the Parliamentary triangle and just a 15-minute drive to the Canberra airport. A healthy lifestyle awaits with the riding / walking trails, parks and gardens that surround Lake Burley Griffin at your doorstep. Call to arrange an inspection today.

Wheelchair accessible apartment  
New carpet  
Custom blinds and sheers  
Ceiling fans in bedrooms  
Video Intercom system  
Secure access  
Smart technology  
Energy Monitoring System  
Stone benchtops  
Double glazed windows  
Extensive storage  
European laundry with dryer  
NBN ready (FTTP)  
Two secure carparks  
Basement storage cage  
Ample visitor parking in basement  
Electric vehicle charging stations  
Common gardens and BBQ area  
Rates: \$1,540 pa  
Land tax: \$2,001 pa  
Body Corp: \$1,096 pq  
EER: 6  
Living: 96 sqm  
Balcony: 11 sqm