

207/53 Mort Street, Braddon, ACT 2612



Apartment For Sale

Thursday, 21 December 2023

207/53 Mort Street, Braddon, ACT 2612

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



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Offers over \$700,000

This inner-City apartment is larger than most and offers a spacious open plan living area, plus a large, enclosed study. Situated on the corner of the building, facing north and east, #207 is surprisingly private, plus you will always know what season it is when you look out of your windows thanks to the big and beautiful established trees along Mort St. Where you live becomes a part of who you are; the atmosphere inspires you, the people on the streets influence you & the nearest café is soon to be your favorite spot. So why wouldn't you want to live in a thriving metropolis surrounded by the culture & convenience of Braddon and the City. Attention live-in owners – want to secure your new home now and get a big tax return this year? Consider the option of purchasing this wonderful abode now, claiming the stamp duty this financial year, then moving in next financial year after the lease ends? A lot of buyers do this - ask your accountant for more information. Attention investors – this unit offers a very strong rental yield and it's rented to house-proud, long-term tenants. They love the unit and location so much that they have already confirmed they will be happy to stay on and sign a following lease. Like what you've heard? This is only the beginning! Take a peek and watch the video to see what this property has to offer. It's our 24/7 salesperson for you to get an excellent feel for the features and benefits of this apartment inside and out. It's the most informative property video you will watch during your property search, but don't just take our word for it. To get a copy of the digital brochure containing an explanation of our friendly sales campaign and the full contract, just send us an email and it will be automatically sent to you. What buyers will love most:

- Fully furnished
- North and east facing
- Light, bright, and airy
- Corner unit with windows on two sides
- The morning sun in winter floods through the living space, even reaching into the main bathroom
- Quiet and peaceful, with the double-glazing removing the jostling sounds of the neighbourhood
- A generous and welcoming kitchen with full-length panoramic windows to celebrate the park views
- A large study with door that makes a great WFH space or use it for additional storage
- Good privacy plus views of green into the large established trees
- Large open plan design that is completely single level, no steps
- Bedrooms are segregated for added privacy
- Ample secure parking for you and your guests

Apartment features:

- Modern kitchen with stone benchtops, stainless steel appliances, cooktop, dishwasher, microwave, plus lots of cupboards for storage
- Large bedrooms big enough for king size beds
- Main bedroom was a spacious walk-through robe plus an ensuite
- Bedroom 2 has built-in robes and is located next to the main bathroom
- Ducted reverse cycle air conditioning (heating and cooling)
- Separate laundry with dryer and washing machine
- 2 side by side car spaces
- Colourbond storage enclosure, big enough to fit a motorbike with room leftover
- The basement/carpark can be access from both Mort St and Northbourne Avenue making getting in and out easier
- Double roller blinds, block outs and sheers
- Double glazed windows
- Good storage options

The IQ Building:

- 4 electric vehicle charging stations in the basement
- Secure/restricted access to the building and all units
- Key card access to the building plus each unit front door, no metal keys required
- Pet friendly complex (subject to body corporate notification)
- There is even Northside Veterinary Centre downstairs for your fur-baby
- Fast NBN (FTTP) Fibre to the Premises
- Video intercom & lift access
- Communal BBQ and herb garden
- Centralised gas hot water system
- Energy and gas usage monitoring technology
- Garbage shoot and recycling bins on each level
- 17 visitor car parks inside security gate in the basement
- Lots of on street parking along Mort Street, right out the front of the building
- Bike storage
- CCTV
- Located near to the Elouera Street light rail stop on Northbourne Avenue
- Short walk to the City bus interchange, ANU, and Canberra Centre shopping area
- Directly opposite a wide range of cafes, restaurants and amenities

The Numbers: (approx.)

- Internal living area: 98m² (larger than most)
- Balcony: 9m²
- Total space: 107m²
- Level 2
- Age of unit: 8 years old (built 2015)
- Strata levies: \$4,621 p.a.
- General rates: \$2,082 p.a.
- Land tax (investors only): \$2,527 p.a.
- Water & sewerage rates: \$670 p.a.
- Current rented for: \$840/pw = \$43,680/year till 5th July 2024
- The tenants are happy to sign another lease also
- Potential to rent out a car space for \$75/week or \$3,900/year
- EER: 6 stars
- Strata manager: Bridge Strata.
- Units plan 4124 with 245 units over two buildings
- Total admin/sinking fund balance: \$1,794,428 as of 08/12/23

To Help Buyers

- We advertise a guide price which your offer must exceed.
- Offers can be conditional (subject to finance/valuation) or unconditional and on a contract with a waiver of the cooling off (preferred)
- We have a solicitor that can provide a FREE contract review and section 17 if required
- All offers are confidential & will not disclosed to other buyers for privacy purposes.
- A 5% deposit is acceptable