

**207/74 Northbourne Avenue, Braddon, ACT 2612**



**Sold Apartment**

Thursday, 10 August 2023

207/74 Northbourne Avenue, Braddon, ACT 2612

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 65 m2**

**Type: Apartment**

**\$520,000**

Auction Location: In Rooms | LJ Hooker Canberra City | 182 City Walk, Canberra City

Introducing the epitome of modern urban living at 207/74 Northbourne Avenue, nestled within Braddon. This contemporary 2-bedroom, 2-bathroom, 1-car residence embodies sophistication and convenience, offering an unparalleled lifestyle in one of Canberra's most sought-after locations. Step into the open living space and be greeted by an ambiance that effortlessly blends style and comfort. The generous floor plan creates an inviting atmosphere, perfect for both relaxation and entertaining. With ample storage solutions throughout, you'll have no trouble keeping your living spaces clutter-free and organized. However, the true allure of this property lies in its unrivaled location. Positioned in the heart of Braddon, you'll find an array of trendy cafes, delectable restaurants, vibrant bars, and a host of other amenities right at your doorstep. Immerse yourself in the vibrant local scene and experience the city's pulsating energy firsthand. This exceptional property caters to a variety of lifestyles, making it an ideal choice for first-home buyers or investors. Fully furnished and ready to move in, it presents a turnkey solution for those seeking immediate comfort and convenience. Don't miss the chance to embrace a contemporary lifestyle in one of Canberra's most enviable locations. Whether you're searching for a new home or a savvy investment, 207/74 Northbourne Avenue Braddon is the perfect choice. Experience the epitome of modern living and seize this remarkable opportunity today. Give Lukas Cole a call on 0432 289 618 for further information or to book a private inspection.

Features: Functional floorplan, reverse-cycle air conditioning units in main bedroom & living space  
Allocated car space in the basement  
Gym, pool & sauna on site  
Inner-city living  
Access to public transport  
Fully furnished  
Two bedrooms  
Two bathrooms  
Rates: \$2,931.59 pa. approx.  
Land Tax: \$4,326.83 pa approx.  
EER: 6.0

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