

**210/24 Girrahween Street, Braddon, ACT 2612**

home by holly

**Apartment For Sale**

Saturday, 24 February 2024

210/24 Girrahween Street, Braddon, ACT 2612

**Bedrooms: 1**

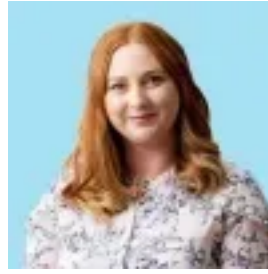
**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Holly Komorowski  
0491850701



Tenille Paul  
0491850701

**\$475,000 +**

Compassion, calm, tranquility, health and good luck. Just some of the many benefits we experience when being surrounded by green. We seek out time in nature, we nurture our gardens, tend to our plants and gravitate to green spaces, so it's no wonder residences along the revitalised Haig Park are more popular than ever. Benefitting from continued government investment, bringing more and more life and vitality into this already adored precinct. Upon entering evoque.210, you'll be immediately captivated by the open-plan kitchen and living area which is flooded with natural light from the windows looking out onto greenery and balcony doors. The contemporary design, coupled with the light-filled and airy ambiance makes this apartment an atmosphere that's both welcoming and serene. You will find a spacious and light-filled bedroom with ample built-in storage, providing plenty of space to relax and unwind. The apartment also features a beautifully designed bathroom and a modern kitchen with high end appliances, and ample storage space. Perfect for first home buyers, downsizers and investors, this home is the height of apartment living, putting comfort and convenience at your fingertips. Residents will appreciate the additional amenities, including secure basement parking and a large lockable storage shed. Community and lifestyle are the fundamental and privileged benefits of living in the Braddon precinct. The energy is infectious! Take a short stroll to Haig park, to the vibrant Lonsdale Street for your morning coffee, and catch up with friends after work at one of the city's many bars and indulging in some boutique shopping on a lazy weekend. features..elevated east facing apartment .one bedroom apartment with built-in mirrored wardrobe and sliding door access to balcony.open plan living and kitchen area with balcony.kitchen with plenty of storage, Bosch appliances, dishwasher, electric oven and induction cooktop, stone benchtops.functional bathroom with shower, vanity and fixed mirror .laundry within bathroom with washing machine and dryer .reverse cycle system.generous amount of storage throughout.gas hot water.intercom and secure entry to building.secure car space and storage cage.secure community courtyard with BBQ, shared vegetable patch allotments & worm farm, bike racks etc.fantastic location in Braddon near Lonsdale Street, the City, ANU and light rail FINE DETAILS (all approximate):EER: 6.0Built: 2017Living size: 52 sqmBalcony: 8.6 sqmTotal: 60.6 sqmRates: \$1,335 paLand tax: \$1,535 pa (investors only)Admin: \$709.08 pqSinking: \$167.66 pqTotal: \$876.74 pqUV: \$84,150 (2023)Total number units in complex: 51 unitsRental Opinion: \$470 - \$500 p/week