

**211/42 Mort Street, Braddon, ACT 2612**

**Apartment For Sale**

Wednesday, 13 September 2023

211/42 Mort Street, Braddon, ACT 2612

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



James Herbert  
0400853501



Hannah Cartwright  
0451785690

**\$490,000+**

Introducing an exquisite apartment in the heart of Braddon, ideally located in the highly desirable and recently constructed 'M42' development where you can indulge in the vibrant atmosphere and enjoy the abundance of restaurants, shops and cafes that await you. Located on the 2nd floor, this apartment includes a euro-style laundry and galley kitchen layout with high energy star rating SMEG appliances. Timber look vinyl flooring, high quality fittings and exceptional finishes gives your new, never been lived in home an enduring modern sense of style. With everything at your doorstep, this really is the perfect addition to the investor's portfolio or great first property for someone wanting to enter the Canberra market. Don't miss the opportunity to make this apartment yours and experience the best of urban living. Features: SMEG kitchen appliances Timber look Vinyl flooring Mirrored shaving cabinet Built-in wardrobe Fujitsu reverse cycle split system LED downlights throughout Fisher & Paykel 4kg wall mounted dryer Common area on level 6 – Views of Mount Ainslie Carpark and storage cage Secure building with intercom access Living: 45.5m<sup>2</sup> Balcony: 20m<sup>2</sup> EER: 8.4 Strata: \$596.31pq (approx.) Rental estimate: \$490 - \$500 (approx.)