

212/24 Girrahween Street, Braddon, ACT 2612

ARCHER

Apartment For Sale

Thursday, 21 March 2024

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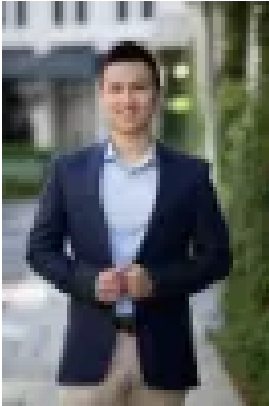
Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 98 m2

Type: Apartment



Alex Wang

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\$625,000+

PLEASE NOTE, VIRTUAL FURNITURE IS APPLIED TO PHOTOS TO HELP DISPLAY HOW TO ORGANIZE THE

ROOMS Situated on the second floor of the sought-after Evoque complex, this apartment is the perfect blend of urban living in the bustling heart of Braddon. Just moments from the convenience of the Macarthur Ave Light Rail stop, it offers unparalleled access to the vibrant neighborhoods of Braddon, Ainslie, O'Connor, Dickson, Canberra CBD, and Lyneham. Experience the best of city living with a plethora of restaurants, shops, and cafes just steps away. The apartment boasts a generously sized open-plan living and dining area, seamlessly extending to a large balcony. This outdoor space, accessible from both the living area and master bedroom, provides a unique opportunity for open-air relaxation and entertainment, a feature not commonly found in urban apartments. Equipped with a contemporary kitchen that includes stainless steel appliances, stone benchtops, and ample storage space, it caters to both the casual cook and the culinary enthusiast. Residents of the Evoque complex enjoy exclusive access to an internal garden and BBQ area, ensuring privacy and a sense of community. Enhanced security measures, including restricted entry, provide peace of mind. Its prime location adjacent to a light rail stop on Northbourne Avenue places you within easy reach of Lonsdale Street's bustling cafe scene, bars, and restaurants. Additionally, it's conveniently located near the Canberra Centre, Australian National University, City Library, Lake Burley Griffin, and is just a 15-minute drive from Canberra Airport, making this apartment an ideal choice for those seeking the best in city living. Currently tenant is vacating the apartment on April 10th, this property is a rare opportunity for downsizers, first home buyers, and investors! Contact us for more information and confirm your appointment today!

Features:

- Light filled East/West Facing apartment
- Sun-drenched balcony with access from the living room and masterroom
- Reverse cycle air conditioning
- Stone kitchen benches
- European style laundry with dryer
- Underground secure parking plus storage unit
- Communal garden with BBQ and undercover seating
- Easy access to public transport and light rail station. Walking distance to the trendy and vibrant Braddon dining precinct and Canberra Center

Particulars (all approx.)

- Living 80 m² + balcony 18 m²
- Year Built: 2017
- Current Rent: \$600/week, vacate on April 10th
- Strata: \$1,205/quarter (including sinking funds)
- Rates: \$541/quarter
- EER: 6.0

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