

22/17 Helemon Street, Braddon, ACT 2612



Apartment For Sale

Tuesday, 7 May 2024

22/17 Helemon Street, Braddon, ACT 2612

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 70 m2

Type: Apartment



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Offers Over \$445,000

In the heart of the bustling city, this charming apartment tells a tale of youthful independence and cherished memories. At just 22 years old, the homeowner embarked on a journey to find their perfect abode, seeking a sanctuary where city living and family ties harmoniously coexisted. Upon discovering this gem, they found it to be more than just a residence, but a haven brimming with life and convenience. Situated mere moments away from the vibrant pulse of the city, it offered unparalleled access to nightlife, shopping extravaganzas, culinary delights, and the comforting embrace of familiar streets. Yet, amidst the hustle and bustle, this home provided a tranquil retreat, a serene oasis where one could retreat after a day's adventures. The allure of its location was undeniable, with the nearby Haig Park beckoning with its Sunday markets, and the majestic Telstra Tower casting its watchful gaze over the horizon. As the seasons changed, so did the scenery, with the surrounding trees offering a unique palette; Spring adorned with delicate pink Cherry Blossoms, while Autumn set the scene ablaze with fiery hues of red. From the balcony, the homeowner savoured these moments, basking in the ever-changing tapestry of nature. But what truly makes this apartment special isn't just its location or aesthetic charm – it's the deeply personal journey it represents. Standing as a testament to resilience and determination, a beacon of hope and accomplishment following the loss of a loved one. For the homeowner, it was more than just a place to live; it was a fulfillment of a cherished dream, a promise kept to a beloved parent. Among the walls of this cosy abode, laughter echoed, friendships blossomed, and memories were etched into the very fabric of its existence. From lively gatherings with friends to intimate movie nights in the spacious living area, every moment spent here was imbued with warmth and joy. As this chapter draws to a close, the homeowner bids farewell to their beloved abode, ready to embark on new adventures ahead. Carrying with them the cherished memories of their first home, they know the next inhabitants will fall in love with this apartment, and the endless possibilities of city living.

More Details:- 'Brundle Place' apartment complex in Braddon- Secure complex ft. internal intercom access- Spacious single bedroom apartment- Situated on level 2 with views out to Telstra Tower- Generous master bedroom ft. built-in wardrobe with mirrored sliding doors & direct access to bathroom- Oversized open plan kitchen, dining & living space ft. large windows & glass sliding doors to balcony- Kitchen ft. double stainless-steel sink, built-in electric oven, 4 burner electric cooktop, dishwasher & ample cabinetry & bench space- Reverse cycle air conditioner in living space- Plentiful natural lighting throughout- Fully tiled bathroom ft. built-in spa-bath/enclosed shower & 'two-way' entry- Separate, walk-through laundry (to access bathroom)- Separate built-in linen cupboard- Undercover balcony, off living space, overlooking street (no views into complex)- Single allocated, secure, underground car space with lock up storage cage- Complex amenities inc. 10m swimming pool & on-site visitor parking- Located in a highly sought after location, within walking distance of Braddon's restaurant precinct, Haig Park, Canberra CBD, Merici College & public transport inc. light rail- Short commute to ANU, EPIC Showground Farmers Markets & Westfield Belconnen- EER: 6 stars- Year Built: 1998- Approx. Living Size: 70 sqm- Approx. Balcony Size: 8 sqm- Approx. Council Rates: \$523 per quarter (2023)- Approx. Strata Levies: \$3185.92 per annum- Approx. Sinking Admin Fund: \$1582.20 per annum- Approx. Rental Return: \$480 - \$520 per week