

22/30 Lonsdale Street, Braddon, ACT 2612

CARTER + CO

Apartment For Sale

Friday, 1 December 2023

22/30 Lonsdale Street, Braddon, ACT 2612

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



James Carter And Nik Brozinic
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Keeley Gillespie
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\$549,000 - \$599,000

The features you want to know!+ Located on the 3rd level of the Ori complex+ Open plan living and dining area with wood plank floors+ Galley style kitchen with stone benchtops+ AEG appliances including induction cooktop+ Bedroom with built-in-robe and direct access to the balcony+ Sizeable study perfect for a home office+ Full height tiling to bathroom+ European laundry+ Double glazing+ LED downlights+ Visitor access via audio system+ Lockable storage cageWhy you want to live here!Located in the stylish Ori Complex with views towards Mt Ainslie, this one bedroom + study apartment presents an unrivalled opportunity to live in the heart of Braddon.The generous open plan apartment is spread over 69m2 (approx.) of internal living, with the wood plank floors effortlessly complementing the timber joinery in the galley style kitchen. The sleek kitchen is well-equipped with AEG appliances, stone benchtops, and ample storage. Overlooking the living and dining areas, the space extends through to full height glass doors out to the covered terrace - allowing a seamless integration between the indoor and outdoor spaces of the apartment. Offering a scenic outlook towards Mt Ainslie, the space is ideal for both entertaining and unwinding. The accommodation comprises a one-bedroom setup with built-in robes and direct access to a balcony. Additional features include a spacious study area that serves as an ideal space for a home office, a European laundry designed for optimal space utilisation and double glazing to ensure year-round comfort. Nestled on Lonsdale Street, the Ori Complex enjoys a prime location just moments away from the heart of the city. Its proximity to the light rail adds convenience, providing seamless access to urban amenities and transportation options for a well-connected and vibrant lifestyle.The stats you need to know!+ Unit: 22+ Block: 25+ Section: 21+ EER: 6 stars+ Internal Living: 69m2 (approx.)+ External: 18m2 (approx.)+ Rates: \$2,064.88 per annum. (approx.)+ Land Tax: \$2,552.24 per annum. (approx.) *only payable if rented+ Strata: \$1,216.69 per quarter. (approx.) *including sinking fund+ Heating and cooling: Reverse cycle+ Rental Appraisal: \$590 per week+ Car: Secure underground car space