

224/45 Ainslie Avenue, Braddon, ACT 2612

Unit For Sale

Thursday, 18 January 2024



224/45 Ainslie Avenue, Braddon, ACT 2612

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit



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\$470,000+

Priced to sell! Situated in the popular Founders Lane complex, this styling apartment offers a great opportunity to own in the center of Canberra and benefit from all the city has to offer. The functional layout of the apartment offers a modern open plan layout. The kitchen includes electric cooking appliances, integrated dishwasher, breakfast bar and a wood-like finish on the cabinetry. The space overlooks the living and dining room, that is complimented by the hybrid flooring throughout. There is also a space for a study nook off the kitchen, ideal for study or work from home. The bathroom includes a stylish and modern finish, with a grey floor to ceiling tiles throughout, frameless shower screen, floating vanity with a wood-like finish and mirrored shaving cabinet. The standout feature is easily the large north-facing terrace. This space is ideal for entertaining your guests for a weekend lunch, lounging around and reading your favourite book or even giving a home to your countless plants. Outdoor space like this is hard to come by in City apartments. Founders Lane is a modern complex finished in late 2019. Amenities included in the complex include elevator access to the apartment, complex grounds, and basement car parking. Located on the roof is the communal garden and BBQ area. This space offers fantastic views over the city while looking onto iconic Canberra landmarks such as Telstra Tower and Mount Ainslie. Located in the trendy suburb of Braddon, purchases will have all the benefits of Inner City living at their doorstep. Some of Canberra's best restaurants are a short walk away including establishments such as Sage, Raku, Rizla, and Grease Monkey. Multiple parks and ovals are a short walk away, including Glebe Park. Public transport options include many main bus routes and the light rail network. Features: Large 34m² terrace European laundry Currently tenanted at \$520pw on a fixed lease until May 2024 Floor to ceiling tiles in the bathroom Centralised heating and cooling Communal rooftop BBQ area with views of Telstra Tower and Mount Ainslie Across the road from the Canberra Centre Short walk to a number of Government departments Dedicated basement parking space Figures: Rates \$423pw Land Tax \$504pw Body Corp \$687pw Internal size 64m² Terrace size 34m² Rental \$520pw fixed until May 2024 EER 6 Stars