

23/28 Mort Street, Braddon, ACT 2612

home by holly

Apartment For Sale

Sunday, 10 March 2024

23/28 Mort Street, Braddon, ACT 2612

Bedrooms: 1

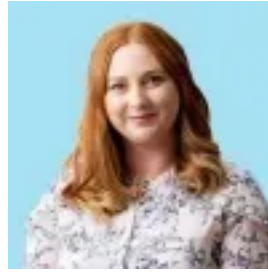
Bathrooms: 1

Parkings: 1

Type: Apartment



Holly Komorowski
0491850701



Tenille Paul
0491850701

\$435,000+

This is your no excuses, 1 bed, 1 bath and 1 car, spacious contemporary apartment nestled in the buzzing Braddon precinct. Offering a perfect blend of practicality and comfort, mort.street home presents a golden opportunity for both first-time homebuyers and investors. Offering a generous bedroom, bathroom and open plan living, and balcony maximises the indoor/outdoor flow. The open-concept layout seamlessly blends the living, dining and kitchen areas, creating a harmonious flow that invites relaxation and effortless entertaining. The elevated aspect from the top floor provides a quiet position above the bustle and energy of the city below. With cosmopolitan living at your door step, this unbeatable location connects with all the evolving inner city precincts. Enjoy an urban lifestyle with high impact appeal! The kitchen comes fully equipped with Bosch oven, dishwasher, electric cooktop, and bench and storage space, while overlooking the light filled living area. The bedroom is spacious and well-appointed, providing a sophisticated sanctuary for rest and relaxation. The built in wardrobe as well as a walk in wardrobe offers an abundance of storage space, ensuring a clutter-free living environment, and no floor-drobes. Perfect for first home buyers, downsizers and investors, this home is the height of apartment living, putting comfort and convenience at your fingertips. Residents will appreciate the additional amenities, including secure basement parking and a large lockable storage shed. You've got the whole culinary and retail experience of Braddon on your door stop! The location and lifestyle personifies cosmopolitan living, the obvious choice. Positioned to activate a healthy lifestyle supporting work and play, the apartment has direct access to the light rail, Braddon's vibrant coffee, dining and boutique shopping scene, the Canberra Centre, and the buzzing inner city lifestyle. Features: .top floor apartment facing Telstra Tower within a secure complex. one bedroom apartment with built-in wardrobe as well as a walk in wardrobe. open plan living and kitchen area with balcony. kitchen features Bosch dishwasher, oven and electric cooktop. functional bathroom with shower, vanity and fixed mirror .compact European laundry with tub and dryer. reverse cycle system. generous amount of storage throughout. NBN connected. intercom system. single car space. storage cage in basement. communal courtyard on ground level FINE DETAILS (all approximate): EER: 6.0 Built: 2013 Zoning: RZ3 Living size: 48 sqm Balcony: 8 sqm Total: 56 sqm Rates: \$1,335 pa Land tax: \$1,535 pa (investors only) Admin: \$1,152.10 pq Sinking: \$338.80 pq Total: \$1,490.90 pq UV: \$88,550 (2023) Total number units in complex: 64 units Rental Opinion: \$460 - \$500 p/week