

23/38 Torrens Street, Braddon, ACT 2612



Sold Apartment

Friday, 25 August 2023

23/38 Torrens Street, Braddon, ACT 2612

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 63 m2

Type: Apartment



Greg Sadil

Contact agent

So close to everything yet so quiet. This one bedroom ground floor apartment has a due north aspect overlooking internal gardens featuring winding bricked paved pathways, elevated court yard area and children's play facilities. A combined lounge- dining area is dappled in northern sun and flows onto the balcony adding to the amenity. A well-appointed kitchen features excellent bench and cupboard space and electrical appliances and dishwasher. The bathroom, WC and laundry all in one room with a washing machine, dryer tucked behind bifold doors. Direct access leads into security garaging underneath. Wonderfully positioned to take advantage and enjoy the majority of Canberra's premier attractions. Bus stops, shops, Tram, Shopping, restaurants, recreation facilities, workplace and ANU University are either right on your doorstep or an easy commute away. An intelligent, simple design with very little wasted space. Great for a first home buyer or investor currently returning \$420.00 per week on a month to month basis.

Highlights

- Ground floor north facing 1-bedroom apartment
- Combined lounge- dining open onto tiled courtyard area overlooking the gardens
- Airconditioning and Heating
- Well-appointed kitchen with electric hotplates, under bench oven, pantry and dishwasher
- Intercom security access
- Built-in robe off the master
- Tiled balcony off the lounge and master bedroom
- Combined bathroom, WC and laundry
- Direct access to single security parking under
- Solar panels for communal power
- Landscaped garden setting with children's play area
- Walk to Civic and Braddon entertainment precinct
- Currently rented on a month to month basis at \$420.00 per week

Age 28 years
Size 63m² Balcony 19m² Car park 13m² ERR 5.5* Body corporate \$491 pq Sinking fund \$160 pq Rates: \$511 pq Land tax (if rented): \$602 pq