

25/40 Mort Street, Braddon, ACT 2612



Apartment For Sale

Wednesday, 3 April 2024

25/40 Mort Street, Braddon, ACT 2612

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 91 m2

Type: Apartment



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\$725,000+

Nestled in the vibrant heart of Braddon, mere steps from the renowned Bentspoke Microbrewery and amongst an array of culinary delights, awaits this remarkable 2-bedroom, 2-bathroom, 2-car apartment. Set within the esteemed 'The Gallery' building, this residence exudes charm from its appealing exterior to its meticulously designed interior. Unit 25 exemplifies excellence, showcasing a well-thought-out floorplan ideal for shared living. The generously sized kitchen offers ample bench space and top-notch appliances. The primary bedroom features a walk-through robe and ensuite, while the second bedroom benefits from a convenient 2-way bathroom, catering to both residents and guests alike. The expansive living area flows seamlessly onto a sizable balcony overlooking the lively Mort Street. For added privacy, exterior shutters afford the luxury of seclusion. Additionally, a lock-up courtyard at the front is perfect for securely storing your bicycle or e-scooter and provides an elegant entrance to the apartment. Braddon epitomizes a coveted lifestyle in Canberra, with an abundance of restaurants, bars, and cafes just moments away. Among the favourites are Assembly, Hopscotch, Corella, 86, and the newest addition, Paloma. Moreover, a brief stroll takes you to the bustling Canberra CBD, where a wealth of shopping, amenities, restaurants and entertainment awaits. Currently leased until November at \$740 per week, this property presents a compelling investment opportunity. Whether considering an investment now with future occupancy in mind or simply seeking to capitalize on its potential returns, this residence promises to deliver both immediate and long-term benefits. At a glance; - ? Secure front courtyard (12sqm) - ? Balcony with bi-fold privacy shutters (14sqm) - ? Reverse-cycle air conditioning - ? 2-way bathroom and ensuite - ? European laundry - ? Large kitchen with ample storage, bench space and quality appliances - ? Secure basement parking - ? Storage cage - ? Short walk to Lonsdale Street, Braddon (restaurants, cafes and bars) - ? Short walk to Canberra CBD