

28/11 Fawkner Street, Braddon, ACT 2612

Sold Apartment

Saturday, 2 September 2023

Canberry.

Live Where You Love

28/11 Fawkner Street, Braddon, ACT 2612

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Shan Gao
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\$610,000

A stylish oasis of comfort, convenience and natural light, the recently refreshed double storey two bedroom apartment offers value packed, comfortable living without compromising on space or style. Downstairs, The open plan living and dining area featuring newly replaced laminate flooring and a reverse cycle air conditioner, keeping the temperature comfortable all year round. The stylish, neat kitchen features quality fittings and appliances, dishwasher and plenty of storage options, and overlooks the living and dining areas that seamlessly connect to a balcony, you can open up and enjoy the evening breeze or weekend drinks with friends. Upstairs, light and sunny with newly replaced carpet, the generously-sized master bedroom comes complete with built-in robe and modern ensuite. The second bedroom comes with built-in robe and easy access to the main bathroom which set this property apart from others in its category. This apartment additionally has a powder room to downstairs living areas. A secure undercover car park completes the picture. You'll never have to leave as within the complex there is a pool surrounded by large communal areas and cabana giving you a daily escape from the hustle and bustle of life. Positioned at the popular suburb of Braddon, only minutes from the city-centre and ANU. Walking distance to numerous cafes, bars, a variety of restaurants offers the best of city living right at your front door. It's this combination of work and play, leisure and sophistication that helps the complex create a remarkable opportunity where life takes. Combining space, quality inclusions and locations this apartment has it all. Inspect this weekend to find a home where you can live where you love. At a glance... - Freshly repainted- New laminate flooring downstairs- New carpet upstairs- New LED down lights throughout- Split system air conditioner- A large and functional living space, perfect for both family time and entertaining as it flows out onto the balcony- The kitchen is set up with modern appliances and bulk storage on offer, and overlooks the homes living area- Powder room to downstairs living areas - Master bedroom comes with built-in robe and modern ensuite. - The second bedroom comes with built-in robe and easy access to the main bathroom - secured parking space- Extra visitor parking inside the complex - Pool, Large communal areas and cabana Love The Location... - Within 4 minutes' walk to Braddon retail precinct - Within 8 minutes' walk to the light rail station - Within 10 minutes' walk to Canberra CBD - Within 20 minutes' walk to ANU Property details... Living : 82sqm (approx.) Balcony : 5sqm (approx.) Total Build : 87sqm (approx.) Built : 1996 EER : 5.5 Rates : \$533pq (approx.) Land Tax : \$667pq (approx. only if rented) Body Corporate : \$815pq (approx. both administration and sinking fund included)