

**304/32 Mort Street, Braddon, ACT 2612**



**Unit For Sale**

Tuesday, 21 November 2023

304/32 Mort Street, Braddon, ACT 2612

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 61 m2**

**Type: Unit**



Aneet Virk  
0491718782



Gurjant Singh

**\$580,000+**

New Door Properties is proud to present this stunning 2-bedroom apartment, located in the heart of Braddon, within in the stylish and sophisticated Yamaroshi Building - are you ready to elevate your lifestyle to new heights? Inspired by Japanese living, these apartments offer sleek and innovative design with masses of inbuilt storage, fold down bed in study, and integrated appliances. Located in the bustling Braddon restaurant precinct you will be spoiled for choice when it comes to your morning coffee or evening meal. With Lonsdale Street and the CBD at your doorstep, leave your car at home and enjoy the freedom of walking to where you need to be. This city apartment offers a unique opportunity to live in the heart of the city while enjoying the best views. With its breathtaking views, spacious living, and prime location, it's time to make this your new home. Don't miss out on the chance to experience the pinnacle of luxury and convenience this October! Call to know more @ Aneet Virk 0491 718 782 or Gurjant Singh 0497 000 007. Property Features: 2 Bedroom | 1 Bathroom | 1 Car garage - 61m<sup>2</sup> (approx.) • Enjoy a leafy stroll down to Canberra's finest dining locations, bars and clubs • Minutes' walk to Officeworks, Canberra Centre, CBD and ANU • Secure lift access Off-street Parking • Split System a/c • This property promises a rewarding investment with high growth potential. • Heart of Canberra City, close to a wealth of amenities. • Secure basement car park. Property Details: • Area: 61m<sup>2</sup> (approx.) • EER: 6 Stars • Rates: \$1,778.52 p.a. (approx.) • Strata: \$1,031.80 p.q (approx.) • Rates: \$1,535 p.a. (approx.) Disclaimer: New Door Properties and the vendor cannot warrant the accuracy of the information provided and will not accept any liability for loss or damage for any errors or misstatements in the information. Some images may be digitally styled/furnished for illustration purposes. Images and floor plans should be treated as a guide only. Purchasers should rely on their independent inquiries or contact the agent for more information.