

307/74 Northbourne Avenue, Braddon, ACT 2612



Apartment For Sale

Tuesday, 19 December 2023

307/74 Northbourne Avenue, Braddon, ACT 2612

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 85 m2

Type: Apartment



Jonny Warren
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Sienna Sewter
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Offers Over \$489,000+

Situated within the esteemed Adina Apartments, a premium complex, housing a mix of owner-occupiers, private rentals and Adina hotel apartments, this residence embodies the perfect blend of contemporary living and unbeatable city convenience. The complex offers an array of excellent communal amenities, including a pool, gym and sauna, allowing residents to unwind, stay active and enjoy a variety of leisure activities without leaving the comfort of the building. The thoughtfully designed interior showcases functionality and style. The kitchen is equipped with electric cooking and high-quality SMEG appliances, and overlooks the open plan living space. A private balcony, accessible via glass sliding doors, provides a tranquil space for outdoor enjoyment. Two bedrooms feature built-in mirrored wardrobes, ensuring ample storage for your belongings. The master bedroom offers a private ensuite and spa bath for moments of relaxation and rejuvenation. Intimate privacy curtains throughout filter in natural light, creating a warm and inviting ambiance, while block-out curtains shield you from the city's bustling nightlife offering a peaceful night's sleep. Reverse cycle heating and cooling in the living space and master bedroom, ensure a comfortable environment no matter the season. Positioned in an unbeatable location, right in the heart of Canberra City. Only a stone's throw from the Canberra CBD shopping centre, offering an abundance of retail options, with the surrounding area boasting a plethora of eateries. Whether you're an astute investor or a busy professional seeking an urban sanctuary, this two-bedroom apartment offers a lifestyle that's second to none. Are you ready to embrace the unparalleled lifestyle that Adina Apartments has to offer? More Details: Fully furnished Secure Access 3rd floor Two bedrooms ft. built-in mirrored robes Master bedroom ft. private ensuite Open plan concept Kitchen ft. SMEG electric cooking (fridge included) Private balcony off living Reverse cycle heating & cooling in living & master bedroom Secure basement garage ft. one allocated carpark Complex amenities inc. pool, gym & sauna Walking distance to Canberra CBD shops, restaurants & cafes Mere metres to Braddon's vibrant restaurant district Aprx. Living: 85sqm Aprx. Balcony: 10sqm Aprx. Council Rates: \$465.49 p/q Aprx. Strata Levies inc. sinking fund: \$1885.12 p/q Aprx. Rental Return: \$650 - \$700 p/w* Rentals managed in house by Adina Aprx. Land Tax: \$565.83 p/q