

308/24 Girrahween Street, Braddon, ACT 2612



Apartment For Sale

Thursday, 21 March 2024

308/24 Girrahween Street, Braddon, ACT 2612

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment

\$449,000+

Situated in the cosmopolitan Evoque complex opposite Haig Park in Canberra's coolest suburb of Braddon. You'll be immediately impressed by the open-plan kitchen and living area which is flooded with natural light from the East facing windows. The contemporary design and efficient floorplan, situated high within the building, makes this apartment arguably the best 1 bedroom unit within the development. You will find a spacious and light-filled bedroom with ample built-in storage, a rarity within inner city apartments. The unit also features a functionally designed bathroom and a modern kitchen with high end appliances. A property to suit all sectors of the market, first home buyers, downsizers or investors, this home is the height of Canberra's apartment living, putting comfort and convenience at your fingertips. Residents will appreciate the additional amenities, including a communal BBQ area, secure basement parking and a large lockable storage shed. A 1 minute walk away is the energy and activity of Braddon's Lonsdale Street precinct, cafes, bars, boutique shopping and on the edge of Civic, with the Light Rail only 100m further for a short ride to the EPIC Farmers Market. This location has it all for convenience and comfort. Features of the unit include:

- East facing apartment across the quiet Torrens Street
- Large single bedroom apartment with built-in robe and sliding door access to balcony
- Open plan living and kitchen with Bosch appliances, and stone benchtops
- Reverse cycle heating and cooling unit
- Oversized bathroom with shower, vanity and mirror
- Treetop views to Haig Park and Mt Ainslie
- Well constructed 6 star energy efficiency rating
- Premium security requiring intercom and secure entry to building
- Underground electronically gated car space and storage cage, a great benefit in this location
- City centre living, close to major employment, the ANU, restaurants and gyms.

Numbers: EER: 6.0 Built: 2017 Living size: 52 sqm approx Balcony: 8.6 sqm approx Total: 60.6 sqm approx Rates: \$1,335 pa approx Land tax: \$1,535 pa approx (investors only) Admin: \$715 pq approx Sinking: \$175 pq approx Total: \$890 pq approx UV: \$84,150 (2023) Total number units in complex: 51 units Rental estimate: \$500 p/week