

31/10 Ipima Street, Braddon, ACT 2612

independent
PROPERTY GROUP

Sold Apartment

Sunday, 13 August 2023

31/10 Ipima Street, Braddon, ACT 2612

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 61 m2

Type: Apartment



Tim Ngo

0262094000

\$420,000

This delightful north-facing apartment is located on the 3rd floor! With a location that's within walking distance of Braddon's famous restaurants & nightlife plus the city's best shopping, this apartment is perfectly situated for both live-in buyers and savvy investors. You are also close enough to walk to work or jump on the light rail. The apartment features everything you need for comfortable living, including open plan living, efficient "no waste" floorplan layout & the convenience of basement parking. There is also ample visitor parking and a storage area for your extra belongings. Whether you're a first-time buyer or an experienced investor, this apartment is an excellent choice. With its prime location, outstanding amenities and great potential for returns, it's the perfect place to call your home or add to your investment portfolio. Come see this beautiful apartment this weekend and start living your best life in Braddon! Features:

- 3rd floor location with north aspect
- Full width balcony
- Efficient design with no wasted space
- Full size kitchen & extra cabinetry
- Located on the light rail
- Walking distance into Braddon & the City
- Perfect investment, first home or lock & leave pad
- Currently rented with periodic lease

Essentials:

- Living area: 61m²
- Balcony size: 12.6m²
- Total combined area: 73.6m²
- Rates: \$1,900 per annum (approx.)
- Land tax (investors): \$2,350 per annum (approx.)
- Age: 10 years (Built 2013)
- Current Rental return: \$470/week - periodic
- Strata Levies: \$5,290 per annum
- Strata Company: Vantage Strata
- Units Plan Number: 3966