

**31/35 Torrens Street, Braddon, ACT 2612**



**Sold Apartment**

Friday, 11 August 2023

31/35 Torrens Street, Braddon, ACT 2612

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Lucia Marzano

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**\$630,000**

This spacious, 2 bedroom ensuite apartment is perfectly positioned in the sought-after suburb of Braddon, moments from the effervescent centre of Canberra's Inner north. Enjoy all the Inner North has to offer with the centre of the city just a short stroll away, the close proximity of the central business district, a short drive to Ainslie shops, Mt Ainslie reserve, Dickson shopping precinct as well as the endless choice of restaurants, bars and cafes that Braddon has to offer within just a short walking distance. Boasting a large, open plan living area with sliding door access to the covered balcony. The modern kitchen is complete with SMEG stainless steel appliances, dishwasher and ample bench and storage space. Both bedrooms have mirrored built in robes giving a sense of space and the main bedroom boasts an ensuite. The apartment includes the convenience of a dryer and reverse cycle air conditioning for your complete comfort year-round. Make the move to Braddon and experience central city convenience. Features of the property include: Located in the 'Envy' complex 2 bedroom ensuite apartment Reverse cycle air conditioning split systems to both the living and main bedroom Built-in robes to bedrooms Quality joinery Square set cornices Dryer for added convenience Spacious balcony 2 car spaces plus ample visitor parks available Large storage cage Dual lift access EER: 6.0 Built: 2013 General Rates: \$2,150pa approximately Land Tax: \$2,720pa approximately Strata Levies: \$7,053pa approximately Residence: 75sqm approximately Balcony: 15sqm approximately Car space: 13sqm approximately Storage: 5sqm approximately \*\*\* You may be asked to remove your shoes upon entry to the open home. We apologise in advance for any inconvenience this may cause and thank you for your co-operation and understanding.\*\*\*