

**313/42 Mort Street, Braddon, ACT 2612**



**Unit For Sale**

Saturday, 24 February 2024

313/42 Mort Street, Braddon, ACT 2612

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 2**

**Area: 50 m2**

**Type: Unit**



Jake Bunday  
0411367920

**\$465,000+**

Perfect as an investment where you know your property will always be rented, or brilliant for starting your real estate journey as a first home buyer where you would reap the rewards of a property in the heart of the city that can be held as an investment and provide a great leapfrog into a larger home down the track. If location is at the top of your list, then this opportunity to secure this brand-new apartment in Braddon may be just what you're looking for. What sets this property apart is its potential as an Airbnb hotspot. Situated in a prime location, surrounded by trendy cafes, bustling boutiques, and cultural attractions, it's a magnet for travelers seeking an authentic city experience and you will always be booked out. But the perks don't end there. This apartment comes with an invaluable asset—a coveted extra parking spot. In a city where parking is at a premium, having an extra spot presents an opportunity for additional income. Rent it out to nearby residents or commuters looking for convenient parking, and watch your investment grow. Brought to you by Core developments, the M42 building couldn't be in a better location in Canberra's most vibrant suburb. Features - Open plan one bedroom apartment + study - Light filled bedroom with built in robe - Modern kitchen appointed with stone benchtops, smeg appliances and soft close cabinetry - Glass sliding doors open onto balcony for seamless indoor-outdoor living - Double glazing to all windows and sliding doors - 2 Secure basement parking and lockable storage cage - Open terrace on top floor for resident's use - 5-minute walk to Canberra centre shopping precinct - 50+ places to eat and drink within walking distance - Perfect Air b'n'b investment property - 2-minute walk to light rail stop - Only 68 apartments in complex More stats you may want to know... Internal: 50 sqm External: 6 sqm Strata fees: \$500 per quarter approx Rates: Rental appraisal: \$520 - \$550 per week Aspect: East facing out over Lonsdale over the top of Lonsdale street roasters Level: 3