

**315/2 Batman Street, Braddon, ACT 2612**

**Apartment For Sale**

Monday, 14 August 2023



315/2 Batman Street, Braddon, ACT 2612

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Tony Yip

0261339990

**\$500,000 +**

Live to the heart of the City! U 315/2 Batman Street Braddon A stunning 1 bedroom apartment located on the Level three of "Mark Apartments". In the heart of the City, just minutes' walk to offices, Canberra Centre shopping, restaurants. Open plan living area, generous private balcony, sleek galley kitchen with induction cook-top, wall oven, built in dishwasher and microwave, stunning tiled splash-back, and high quality fixtures. The bedroom have mirrored built in wardrobes. The modern bathroom has floor to ceiling tiles, towel rails and superb quality fittings. Roller blinds feature throughout, with reverse cycle air conditioning, intercom, and a dedicated basement car space and private lock-up storage cage. Features: • Large 59 m2 living & 8 m2 Balcony • Quality Roller blind and block out curtains in the bedroom • Apartment on 3rd floor • Stunning kitchen with high quality fixtures and fittings • SMEG Induction cook-top, wall oven, built in dishwasher • Bathroom and en-suite with floor to ceiling tiles and heated towel rail • European laundry with dryer • Floating timber floor • Ducted reverse cycle air conditioning in living area and bedroom • Roller blinds throughout • Secure Intercom access • Secure basement car park • Lock up storage cage • Located near the City Centre, restaurants, cafes, shopping, nightlife, and light rail - Currently leased \$510 pw, month by month Rates: \$411 p/q ( approx ) Strata levy: \$ 668.23 p/q ( approx ) Land tax: \$ 479.57 p/q ( approx ) only if this is an investment property.