

**320/43 Currong Street North, Braddon, ACT 2612**



**Apartment For Sale**

Friday, 17 November 2023

320/43 Currong Street North, Braddon, ACT 2612

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 82 m2**

**Type: Apartment**



Alexander Anlezark  
0261031063



Michael Pead  
0431937684

## AUCTION

Within footsteps from the Canberra Centre and all that Canberra City has to offer, this modern oasis fuses a unique and generously scaled floorplan, a covered balcony, and a light-washed aspect to create an instantly appealing home of lasting appeal. The bright apartment is positioned on the third floor of a well-kept complex and comes with lift access, a security intercom, and two car spaces on title. It is a striking pad that's blessed with a wonderfully elevated position, district outlooks and low-maintenance interiors, making it the perfect choice for a wide range of buyers looking to secure property in a coveted locale. Washed in natural light it is complemented by high ceilings, stylish lights and floor-to-ceiling glass and includes an ideal single-level layout with plenty of space to relax and entertain plus substantial built-in storage. There is a modern kitchen with quality SMEG appliances plus a full bathroom with shower, a spacious open-plan living and dining room, and two bedrooms both featuring built-ins and balcony access. Flaunting an ultra-convenient Inner-City address with just minutes to some of Canberra's best eateries, and shopping, and moments to a range of lifestyle attractions, this haven represents a great offering for both live-in and investors. \* 2 Bed | 2 bath | 2 Car \* Internal living size 82sqm, balcony size 16sqm \* Elevated 3rd floor position with lift access and intercom entry \* High ceilings, and floor-to-ceiling glass windows \* Open plan living and dining room basks in sunlight \* A contemporary kitchen with quality appliances \* Two bedrooms with built-ins including a master with ensuite, both extending onto a covered balcony \* Full bathroom and separate European laundry \* Two allocated parking spaces with storage cage Strata: \$931pq (approx.) Rates: \$1,948pa (approx.) Land Tax: \$2,340pa (approx. if rented out) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.