

322/74 Northbourne Avenue, Braddon, ACT 2612



Sold Unit

Monday, 14 August 2023

322/74 Northbourne Avenue, Braddon, ACT 2612

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Unit



Ben Wilson

0420375976

\$540,000

Situated in a quiet position in the centrally located James Court development in Braddon this spacious 2 bedroom apartment offers an abundance of opportunity for those seeking a solid investment in one of Canberra's most sought after locations. Entering the property you will appreciate the larger living accommodation in all areas of the apartment, not common in the newer developments in the area. There is a clear definition of space with the living and dining areas segregated from the kitchen, which is spacious complete with ample storage and wrap around benchtops. Both the Master bedroom and 2nd bedroom are also larger in size inclusive of built in robes with the ensuite from the main bedroom complete with a bath tub. Looking for a lock up and leave property? The location of the property together with the amenities found in the development means the time you spend away from the apartment could easily be lucrative for you should you use it as a short term rental. Investors who are looking for consistent returns could generate a strong rental income as vacancy rates for both long and short term rentals in the area are some of the lowest in the city. For those looking for a centrally located base for themselves, or their son or daughter, cannot do much better than this with all of the amenity of Braddon and central Canberra within a 5 minute walk. The ANU campus is equally as close and you also have the benefit of a light rail stop almost on your doorstep.

The Perks:

- 2 bedroom, 2 bathroom apartment in the amenity rich James Court development.
- Onsite swimming pool, gym and 24 hour reception.
- Split system reverse cycle heating & cooling to the main living & bedroom.
- Well appointed kitchen complete with dishwasher, fridge, ample storage and generous benchtop.
- Ensuite bathroom complete with bath tub.
- Window coverings throughout
- Freshly painted throughout
- Single car space in secure basement parking.
- Secure development with CCTV throughout the building.

The Location (all distances on foot):

- Lonsdale Street, central Braddon – 2 minutes.
- Equidistant to 2 light rail stops – 2 minutes.
- The Canberra Centre – 5 minutes
- Canberra CBD – 7 minutes.
- Australian National University – 6 minutes.
- Canberra Theatre Centre – 9 minutes

The Numbers:

- Internal living 82m², Balcony 8m²
- EER: 6*s
- Rates \$1,850 pa approx
- Land Tax \$2,180 pa approx (investors only)
- Rental \$640 - \$660 per week
- Built in 1994

Explaining the private treaty process:

- To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.