

33/30 Lonsdale Street, Braddon, ACT 2612



Sold Apartment

Monday, 23 October 2023

33/30 Lonsdale Street, Braddon, ACT 2612

Bedrooms: 1

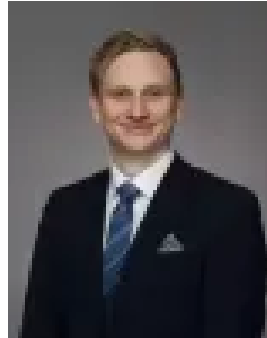
Bathrooms: 1

Parkings: 1

Type: Apartment



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\$575,000

This immaculate apartment in excellent condition positioned on the 4th level within the ORI complex offers an exciting Braddon lifestyle. Boasting an excellent 6 star energy rating, and ultra convenience positioned in the heart of Braddon the apartment provides a bright and uplifting living area, bedroom and study space. The interior décor is neutral, fresh and modern with warm timber features throughout exuding a tranquil and calm feel inside. The spacious open plan living area flows through full height glass doors outside onto a huge outdoor terrace with fabulous views out over the city; ideal for relaxation and entertaining. A striking designer kitchen has stone bench tops, quality appliances, architectural tapware, and excellent storage. The main bedroom is generous in size and features a full length built in wardrobe with direct access onto the balcony. The extra study/bedroom is generous and functional, and is conveniently separated from the main bedroom. Cafes and restaurants are right on your doorstep in the street below as well as a fabulous gym on the commercial level within the complex. Canberra's CBD is a stones throw away and offers endless shopping conveniences. Built by one of Canberra's leading builders BLOC constructions, the Ori Complex has only a small number of apartments and is at the cutting edge of design featuring a large lobby combined with designer retail outlets. The benefits of this apartment will continue to grow, as its value appreciates well in to the future.

Features:

- 6 Star energy rating
- 4th level apartment
- Great entertaining with expansive terrace
- Open plan living flowing out to generous terrace + views over the city
- Designer kitchen with custom joinery, quality appliances, stone bench tops + ample storage
- Designer bathroom with quality inclusions
- Concealed European laundry with dryer and washer
- Designated basement car space + lockup storage space easily accessible with lift
- Reverse cycle heating and cooling
- Sound proofing in the walls
- Short walk to light rail on Northbourne Avenue, at the heart of Lonsdale Street's cafes, bars and restaurants, + a short walk to numerous amenities including the Canberra Centre, ANU, City Library, Lake Burley Griffin & only a 15 min drive to Canberra airport

Details: Living size: 70 m² Balcony: 25 m² Total: 95m² EER: 6.0 Built: 2015 Units In Complex: 76 Body Corp: \$5110 pa Rates: \$2,081 pa Land tax: \$2628 pa (investors only) Currently tenanted for \$580pw on a fixed lease until 12th November 2023 Note: all figures are approx.