

331/61 Cooyong Street, Braddon, ACT 2612

Sold Apartment

Friday, 15 September 2023



331/61 Cooyong Street, Braddon, ACT 2612

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment

\$655,000

Confidence Real Estate is thrilled to introduce an exquisite 2 bedroom, 2 bathroom apartment situated in the lively Braddon neighbourhood. This residence not only offers expansive living spaces but also the added convenience of two linked designated parking spots. Nestled at the core of Braddon, this remarkable home assures a contemporary and cozy lifestyle for its fortunate occupants. Step into this superb apartment and be welcomed by a spacious layout that caters to relaxation, socializing, and everyday activities. Positioned in the heart of Braddon, this apartment provides the ultimate urban lifestyle. Immerse yourself in the energetic ambiance of the neighbourhood, with its chic cafes, diverse restaurants, unique shops, and cultural hubs. All your essentials are within walking distance, ensuring matchless convenience and entertainment choices. A notable feature of this apartment is the inclusion of two designated parking spaces. Bid farewell to the inconvenience of searching for parking in the city, as you'll possess your own secure and accessible parking areas right at your doorstep. Whether you have two vehicles or require an extra spot for guests, this feature guarantees convenient access and peace of mind.

Features : View from 3rd level
Open plan living
Master bedroom with ensuite
Functional kitchen with plenty of storage
Separate laundry with dryer
Reverse cycle heating and cooling
2 underground car park
Balcony access from bedroom & living area
EER: 6.0
Total Floor area: 78.5 sqm approx
Body corp fees are: \$936.25 per quarter approx (Admin \$819.63 per quarter & Sinking \$116.62 per quarter)
Rates: \$468.07 per quarter approx.
Land Tax: \$559.72 per quarter approx. (For Investors only)

Location: Minute walk to Lonsdale Street cafes, bars and restaurants
Minute walk to the Canberra CBD
Approx. 14 -minute drive to Canberra domestic and international airport
Directly opposite the Canberra Centre, a minutes walk away
A short walk to the bustling food and drink precinct in Braddon
Close proximity to stage one of Canberra's light rail and other public transport
8 minute walk to Lake Burley Griffin
10 minute walk to Australian National University
Call Benny on 0469 658 968 before you miss out!