

## 35/10 Ipima Street, Braddon, ACT 2612

## **Apartment For Sale**

Friday, 14 June 2024

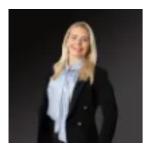
## 35/10 Ipima Street, Braddon, ACT 2612

Bedrooms: 2

Bathrooms: 2

Parkings: 1

**Type: Apartment** 



Aliza Cole 0262518289

## \$599,000+

Nestled in the impeccable Astin Apartments, this stylish two-bedroom city pad offers a unique blend of high-calibre inclusions and distinctive style. It is designed to enhance your lifestyle, comfort, and convenience while providing a tranquil and private living space. Features Spacious and Peaceful: Located in Canberra's inner city, the apartment offers a serene haven away from the hustle and bustle.Light and Modern: The north-east facing lounge room ensures ample sunlight in winter, contributing to the apartment's impressive 6-star energy rating. Charming Outlook: Enjoy greenery from every window and stunning views of Mt Ainslie from the bedrooms and kitchen.InteriorEntry Hallway: Leads to a generously sized laundry/second toilet equipped with a dryer. Main Bathroom: Elegant and well-appointed. Kitchen: Features quality appliances and high-end designer tapware, matching the bathroom's luxurious fixtures. Security and ConvenienceSecure Intercom Access: Ensures peace of mind.Underground Parking: Includes a lockable storage cage for additional security.Low Body Corporate Fees: No shared facilities help keep the costs low.LocationIdeal for Various Occupants: Perfect for young families, couples, or investors. Proximity to Amenities: A short walk to shops, cafes, restaurants, nightlife, local schools, universities, parks, children's playgrounds, and light rail. This apartment in Astin Apartments is a harmonious blend of style, convenience, and tranquility, making it an excellent choice for modern city living.Features include:- Light bamboo flooring - Corner position with North and East orientation- Two spacious bedrooms, both with built-in robes- Quality inclusions throughout- Down lighting throughout- NBN FTTP (fast internet connectivity)- High ceilings- Air-conditioning- Main bathroom has custom vanity with stone top, toilet, large shower recess and floor-to-ceiling tiles- Laundry is located in a separate room with a dryer included, there is also a second toilet located hereParticulars (all approx.):- Strata - \$1,567 pq- Rent: \$580 pw- Living Size: 79m2- Balcony: 8m2- Built: 2013