

**35/10 Lonsdale Street, Braddon, ACT 2612**

**Unit For Sale**

Thursday, 6 June 2024

35/10 Lonsdale Street, Braddon, ACT 2612

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 60 m2**

**Type: Unit**



Mark Wolens  
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## Offers Over \$520,000

Situated in the tightly held 'Arte' development, this well designed 1-bedroom apartment has the charm and functionality to delight any owner. With its fantastic location this apartment is truly in the heart of it all. Located in the revitalised hub of Braddon, you'll never run out of cafes, restaurants, and bars to spend your time. With people flocking to streets such as Mort, Lonsdale and Bunda each week, Braddon could be claimed as the epicentre for lifestyle living in the heart of Canberra. Not only does Braddon offer a vibrant lifestyle but it is also ideally positioned to enjoy close access into the City centre where you'll find a myriad of shops, educational and community facilities as well as numerous employment hubs. Additionally, close by is the light rail and other public transport options. Showcasing quality appliances and finishes throughout, this outstanding apartment is set across 73m<sup>2</sup> of generous indoor/outdoor living. With its open plan living area and seamless connection to the 13m<sup>2</sup> terrace, this residence successfully creates versatile living options. Overlooking this spacious area is the well-equipped kitchen that is enhanced with stone benchtops, Bosch appliances and an integrated dishwasher and microwave. Storage is well catered for in this living area with several linen cupboards provided and a separate storage/study room. For year round comfort the apartment is provided with a split system air conditioner and roller block out blinds. The bedroom features a walk-in-robe and offers direct access to both the terrace and bathroom thanks to a 2-way ensuite style design. The bathroom offers full height tiling, a stone topped vanity and houses the space saving European laundry complete with a clothes dryer. Residents of this exceptional complex can also enjoy access to the resident's roof top terrace, a stunning large open space with lounging furniture and a communal BBQ. The ideal space for entertaining family and friends whilst taking in the exceptional views towards Mt Ainslie and the surrounding area. This 1-bedroom apartment boasts functionality with its clever design and really tick all the box's. Features: - 60m<sup>2</sup> of living - 13m<sup>2</sup> balcony- Located in the tightly held Arte development - Split system air-conditioner in living area- Roller block out blinds- Bosch appliances- Stone benchtops in kitchen- Integrated dishwasher and microwave - Deep linen storage- Separate storage/study room- Walk in robe in bedroom- 2-way ensuite style bathroom- Full height tiling- Stone bench vanity- European style laundry with dryer- Video intercom and lift access Figures: Strata levies: \$4,250 p.a approx Rates: \$2,200 p.a approx Land tax (investors only): \$2,700 p.a approx. Rent: Currently rented until December 2024 for \$538/week