

37/25 Fawkner Street, Braddon, ACT 2612



Sold Unit

Thursday, 19 October 2023

37/25 Fawkner Street, Braddon, ACT 2612

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 55 m2

Type: Unit



Josh Yewdall
0430213909



Sophia Spokes
0452112343

\$490,000

Indulge in uninterrupted Haig parkland views from your oversized North facing terrace at the Victoria Terrace apartments in the heart of City. This stunning ground floor apartment offers the ultimate in livability and lifestyle with the home featuring an open plan living, dining and kitchen layout all flowing beautifully out onto your enormous private terrace. The kitchen has been upgraded with tremendous storage, open space throughout the area, stone bench tops, induction cooktop, electric oven, dishwasher and canopy rangehood. The living area has added cabinetry with beautiful Hampton feel cupboards and shelving. The single bedroom is of great size with mirrored BIRs and plenty of natural light through your North facing glass sliding doors out onto your terrace. The bathroom features a shower/spa bath combo along with beautiful white tiling, additional shaving cabinet great for storage and laundry set up. Your private terrace is one of your key features of the home with its sun drenched aspect, tranquil feel looking out through Haig Park and enough space to utilise multiple sitting areas and BBQ space. Location-wise you are gifted with the convenience of being only a few minutes walk to the centre of Braddon to enjoy all the best dining, entertainment and bars plus just down the road from the centre of the City for shopping, groceries and everything it has to offer! * North facing aspect with all day sun* Ground floor apartment catering to multiple age demographics* Quieter living feel being a few streets back from the hustle and bustle of Braddon's Lonsdale & Mort Streets* EER = 6.0* Victoria Terrace built in 1995* 55sqm living* Open plan living/lounge/dining areas* Open plan kitchen with great storage, stone bench tops, induction cooktop, oven, dishwasher and canopy rangehood* Beautiful Hampton style cabinetry in the living area for added storage* Reverse cycle heating & A/C* Great sized single bedroom with BIRs and private access to terrace* Oversized private 20sqm terrace with Haig parkland views* Bathroom featuring shower/spa bath combo and additional shaving cabinet* Underground secure car park & storage cage* Ideal location being a short walk to center of Braddon and just down the road from the City's offerings Strata: \$902pq (approx.) Rates: \$2,046pa (approx.) Land Tax: \$2,540pa (approx. if rented) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.