

37/63 Ainslie Avenue, Braddon, ACT 2612



Apartment For Sale

Tuesday, 6 February 2024

37/63 Ainslie Avenue, Braddon, ACT 2612

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 70 m2

Type: Apartment



Michael Braddon

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\$495,000+

Set in an ultra-convenient location framed by lifestyle attractions and within easy level walking distance to Civic and public transport, this sophisticated one-bedroom ground-floor apartment with an instantly impressive leafy outlook packs a punch without the big price tag! With quality features throughout, including a kitchen showcasing designer appliances, this residence is situated in the highly desirable complex, "The Gatsby". This offering is sure to impress those seeking a low-maintenance lifestyle without compromising on the important things in life. The spacious balcony sets the perfect setting for relaxing with loved ones or perhaps a cold drink or two before strolling into the city to enjoy all of the attractions that wait! By owning in this postcode you can simply leave the car keys behind, save on petrol and walk to work, school, or play. For career-minded or lifestyle-driven individuals this apartment will take you out of the real estate search. If where you live is important, then this cosmopolitan lifestyle awaits. Living: 60.5m² Balcony: 9.5m² Cost breakdown Rates: \$533.88 p.q Land Tax (only if rented): \$663.39 p.q Potential rental return: \$480-\$510 p.w Body Corporate: \$1,176.40 p.q This information has been obtained from reliable sources however, we cannot guarantee its complete accuracy so we recommend that you also conduct your own enquiries to verify the details contained herein.