

39/28 Mort Street, Braddon, ACT 2612



Apartment For Sale

Thursday, 13 June 2024

39/28 Mort Street, Braddon, ACT 2612

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 53 m2

Type: Apartment



Tammy Bush
0409654931

\$440,000+

Located in the perfectly situated development No.28, this amazing one-bedroom apartment is suited to any sort of buyer, whether you're an ANU student looking to live close to campus, a seasoned investor after a cracking rental opportunity, or if you're a downsizer looking to be close to shops and amenities. Walking into the apartment you're greeted with the fantastic, large living area. This amazing open plan living area is perfect for entertaining family and friends as the access to the generous balcony helps to open the area even more. The living area opens to merge with the modern kitchen where if you're not looking to explore the endless restaurant options downstairs, find the kitchen filled with luxury stainless steel appliances, perfect for any keen cooks. The generous bedroom features a sliding mirror on the built-in robe, and access to the balcony, helping promote the airflow throughout your home and perfect for those summer afternoons. The bathroom is large & functional, fitted with a sizable shower and a floating sink this adds a touch of luxury living, and fitted with a tucked away European laundry you can enjoy the generous bathroom without having any taken-up space. Just 200 metres from the happening end of the City, with the Canberra Centre & Garema Place a stone's throw away. Mort St offers the greatest amount of off-street parking in Braddon. Mort St also runs parallel to bustling Lonsdale St, the choice is yours to hit the town, or to unwind on the generous balcony. Property is currently tenanted for \$514pw since 19/2/2024. Features :

- Dishwasher - Mirrored built in robe - Large bathroom - European laundry - Modern kitchen - Reverse cycle air conditioning and heating - Hot water gas - Electric glass cooktop - Floor to ceiling windows - NBN Connected - Access to communal courtyard - Secure car space - Intercom access - Large balcony - Pet friendly - 350m to tram stop - Close to Canberra's best café and dining scene

Essentials: • EER: 6 • Living area: 53.2 m² • Balcony size: 13.6 m² • Rates: \$1,945 p.a. (approx.) • Land tax (investors only): \$602 p.q. (approx.) • Strata: \$1,355 p.q. (approx.) • Strata Company: Vantage Strata • Age: 2013 • Expected Rental return: \$470 - \$510 p.w.