

4/10 Coolac Place, Braddon, ACT 2612



Sold Unit

Monday, 9 October 2023

4/10 Coolac Place, Braddon, ACT 2612

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Unit



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\$685,000

Welcome to Coolac Place, Braddon! This charming and conveniently located property offers a comfortable and modern lifestyle in a quiet cul-de-sac. With its close proximity to the Canberra CBD, as well as the trendy Lonsdale Street cafes and restaurants, this is an opportunity not to be missed. Situated in a boutique complex, the exterior of this property exudes a sense of tranquility and privacy. As you step inside, you are greeted by a spacious open plan living area, perfect for entertaining friends and family. Boasting 110m² of living space, this property offers ample room for relaxation and recreation. The two bedrooms of 4/10 Coolac Place are thoughtfully designed, providing a peaceful sanctuary to retreat to at the end of the day. The master bedroom includes the added luxury of an ensuite bathroom, ensuring convenience and privacy for the lucky owner. With an additional bathroom available, there is no need to worry about morning rush hours or accommodating guests. In addition to its prime location and internal features, Coolac Place offers endless possibilities for its new owner. Whether you are a first-time buyer looking to step onto the property ladder, a downsizer seeking a low-maintenance home, or an investor wanting to expand your portfolio, this property ticks all the boxes. In summary, Coolac Place is a hidden gem in Braddon. With its quiet cul-de-sac location, close proximity to the Canberra CBD and Lonsdale Street cafes and restaurants, this property offers the best of both worlds - a peaceful retreat within reach of all the amenities you could desire. Don't miss out on this fantastic opportunity to secure your ideal home or investment property. Features of this property –

- Spacious open plan living
- Light filled throughout
- Jarrah floor boards
- Secure parking & storage cage
- Quiet cul-de-sac
- Minutes to Canberra CBD

Internal living 82.2m² (approx.) Balcony size 11.8m² (approx.) Rates \$1,783.55 per annum (approx.) Land Tax \$2,224.60 per annum (approx.) Body Corporate \$4,626.36 per annum (approx.) (Currently rented for \$590 per week until May 2024).