

4/25 Fawkner Street, Braddon, ACT 2612



Sold Apartment

Wednesday, 21 February 2024

4/25 Fawkner Street, Braddon, ACT 2612

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 81 m2

Type: Apartment



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\$585,000

This 2-bedroom apartment in the complex "Victoria", in central Braddon, is a stylish oasis of comfort, convenience and natural light. The recently refreshed double storey two bedroom apartment offers value packed, comfortable living without compromising on space or style. The apartment features spacious living areas with an emphasis on a variety of storage solutions. Generous glazing overlooking the communal tranquil gardens below, quality kitchen with stainless steel appliances, ample storage and bench area plus the versatile mezzanine/second bedroom with built-in robes providing flexibility for your needs - making it an ideal space to work from home, further living area or second bedroom accommodation. With a large variety of shops, bars, restaurants and cafes along Lonsdale and Mort Street, this opportunity provides great amenities and convenience without compromising on peace and privacy. Canberra City Centre within walking distance + ANU, Canberra Airport, Canberra Light rail, plus multiple parks and green open spaces all just minutes away. Haig Park, with lovely weekly markets, is also conveniently directly opposite the property.* Open plan living and dining* Renovated kitchen with electric cooktop, brand new dishwasher, generous storage plus pantry space* Bathroom with generous storage, new WC installed plus laundry* Floating floors throughout* New carpet installed* Built-in robes to main bedroom* Built-in robes to second bedroom/mezzanine space upstairs * Split system heating and cooling* Sliding door access to balcony from main bedroom and living space* Overlooking gardens below* Secure basement parking Strata: \$1,133pq (approx.) Rates: \$2.228pa (approx.) Land Tax: \$2,797pa (approx. if rented out) Living Size: 81m² + balcony Built: 1996 EER: 4.5 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.