

**40/28-30 Lonsdale Street, Braddon, ACT 2612**

LUTON

**Apartment For Sale**

Thursday, 9 November 2023

40/28-30 Lonsdale Street, Braddon, ACT 2612

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 70 m2**

**Type: Apartment**



Tim and Justine Burke  
0411878587



Julia Atkinson  
0410141016

**\$559,000**

In an ultra-convenient setting, this one bedroom plus study apartment offers the perfect opportunity for an investor or first home buyer. An effortless lifestyle in Braddon's stylish Ori complex, this generous open-plan apartment allows low maintenance living, only moments from the Canberra Centre and right in the middle of Lonsdale Street. Located on the fourth floor this apartment has wonderful wide-spread views out to Mount Ainslie and a spacious balcony to sit out and relax on. The apartment includes a well sized bedroom and bathroom with an extra study space. Heating and cooling is provided by a reverse cycle split system in the apartment. There is linen storage and a European style laundry. With restaurants and coffee shops at your doorstep and the City Centre a short walk away wont have to pay for parking in the city ever again! Features:- Spacious bedroom with built-in wardrobe and balcony access- Generous open-plan living area flows from the kitchen to the balcony- Modern bathroom plus separate European laundry- Kitchen with plenty of bench space and electric AEG appliances- Reverse cycle split system- Cafes, bars, fine dining and boutique shopping at your doorstep- Great public transport options or a short drive/walk to the City- Lift access- Basement parking and storage cage- Currently rented at \$540 per week on a periodic tenancy EER: 6 Land Rates: \$2,032 p.a (approx.) Land Tax: \$2,509 p.a (approx.) Body corporate: \$4,988 p.a (approx.) Living size: 70m<sup>2</sup> plus 19m<sup>2</sup> balcony