

401/27 Lonsdale Street, Braddon, ACT 2612



Unit For Sale

Friday, 19 January 2024

401/27 Lonsdale Street, Braddon, ACT 2612

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 54 m2

Type: Unit



Tammy Bush
0409654931



Graham Bush
0427225823

\$490,000+

Perfect as an investment opportunity or for a first home buyer, unlock the door to urban sophistication with this extraordinary studio apartment, now available in the bustling heart of Braddon. Discover a unique blend of style, convenience, and modern living in this prime real estate opportunity. Immerse yourself in the vibrant lifestyle of Braddon, surrounded by trendy cafes, boutiques, and cultural hotspots as well as the Canberra Centre all within walking distance. Unleash your culinary creativity in the well-appointed galley kitchen, complete with modern appliances, ample storage, and a sleek design that caters to both functionality and aesthetics. Embrace the spacious and open layout that defines this studio, with the partition as a modular component, this allows for versatile living arrangements and personalization of your space, the abundance of natural light streaming through the expansive windows creates an inviting and cheerful living environment. Step outside onto your own private, contained balcony – an intimate space to enjoy fresh air, city views, and the perfect spot for relaxation or entertaining guests. Enjoy the peace of mind that comes with secure access to the building and the option for dedicated parking, ensuring a safe and comfortable living experience. Explore the neighborhood's eclectic offerings effortlessly – from boutique shops to renowned eateries, everything is at your doorstep. Tailor the space to your unique taste and style. With a blank canvas awaiting your personal touch, this studio allows you to create a home that truly reflects your personality. Seize the opportunity to make this exceptional studio apartment your residence or a lucrative investment. Contact us today to arrange a viewing and make your move toward luxurious living in the heart of Braddon. Residing in Braddon offers immediate access to Lonsdale Street, Canberra's trendiest dining hub, featuring vibrant bars, chic boutiques, acclaimed restaurants, theaters, cozy cafes, artisanal coffee roasteries, and even a brewery. Braddon showcases a mix of modern multi-million dollar developments, predominantly comprising apartments and townhouses, complemented by a scattering of charming older homes tucked away in lush, tree-lined lanes. Features: • Open plan living and bedroom space with plenty of storage options. • Cement floor throughout • Spacious shower • Integrated dishwasher • Electric oven and cooktop • Reverse cycle heating and cooling • Private balcony • Designer development • In the heart of sought-after suburb – Braddon • Popular parks within walking distance • Boutique restaurants and shops at your doorstep • Currently tenanted as of 11/8/2023 Essentials: • EER: 6 • Living area: 54m² • Rates: \$2,005 p.a. • Land tax: \$2,439 p.a. • Strata: \$938 p.q. • Age: 2017 • Expected Rental return: \$460 - \$500 per week.