

**405/53 Mort Street, Braddon, ACT 2612**



**Sold Apartment**

Wednesday, 11 October 2023

405/53 Mort Street, Braddon, ACT 2612

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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**\$532,000**

+ Sophisticated 'IQ' complex in this ultra-convenient location+ Separate study with built-in wardrobes + Spacious open-plan living area with an abundance of natural light+ Entertainers' balcony with views towards Haig Park+ Ducted reverse cycle heating & cooling+ Double glazed windows & sliding doors.+ NBN connection+ Oversized gourmet kitchen with neutral tones+ 20mm stone benchtops+ 'SMEG' Dishwasher & 'SMEG' built-in microwave+ Soft close joinery+ Ample pantry & cupboard space+ Main bedroom with private balcony access & mirrored sliding wardrobes+ Well-appointed bathroom with full-height tiling & designer fittings+ European-style laundry+ Linen cupboard+ Basement car parking, a great sized storage cage & visitors' parking+ Immaculate communal gardens & BBQ area+ North East Facing+ Views towards Mount AinslieLocated within walking distance to:+ Lonsdale & Mort Streets (Assembly, Lazy Su, Marble & Grain, Hopscotch and so much more+ Elouera Street Light Rail Stop+ Canberra Centre & CBD (Akiba, Raku, King Pin and more)Located in the heart of Braddon, this classy one-bedroom plus study apartment in the boutique 'IQ' development is the epitome of urban living. Framed with an abundance of natural sunlight this feature-packed residence is spacious and offers a fantastic floorplan with both a main bedroom and separate study. Located within walking distance to all that Braddon has to offer this apartment will not be on the market for long.Internal living: 63.5m<sup>2</sup>Balcony: 7m<sup>2</sup>Rates: \$475 per quarter (approx.)Body corporate levies: \$849.50 (approx.)