

406/51 Mort Street, Braddon, ACT 2612

home by holly

Sold Apartment

Friday, 6 October 2023

406/51 Mort Street, Braddon, ACT 2612

Bedrooms: 1

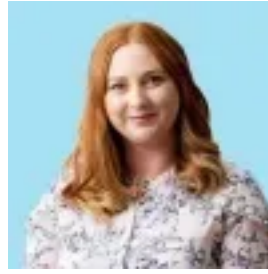
Bathrooms: 1

Parkings: 1

Type: Apartment



Holly Komorowski
0491850701



Tenille Paul
0491850701

\$561,000

#soldbyholly \$561,000 Intelligent, smart, relevant - adeptly describes apartment.406. Located within the IQ complex, this apartment can not be mistaken for anything less than smart, progressive and stylish. The footprint of the apartment offers a liveable and efficient space, connectivity to the outdoor area and continuously filled with natural east facing light. An award-winning energy management system optimises the performance of your energy consumption, complemented by practicalities of double glazing, electric appliances, abundant storage and clever layout This spacious aesthetically beautiful apartment offers a substantial footprint of living space with one bedroom plus a study, a generous sized bathroom, disability accessible, open plan living, galley style kitchen with quality appliances, European laundry and a fantastic outdoor terrace. The design principles behind IQ Smart Apartments are a reflection of both the current and the future living requirements of the urban dweller. The IQ development is inclusive of four seven-storey buildings, with retail and commercial units, four distinct street addresses leading to light filled lobbies, each entrance is portal for up to 63 apartments providing the cost efficiency advantage of a large complex whilst providing the intimacy and quiet of a boutique development. The location and lifestyle personifies cosmopolitan living, the obvious choice. Positioned to activate a healthy lifestyle supporting work and play, the apartment has direct access to the light rail, Braddon's vibrant coffee, dining and boutique shopping scene, the Canberra Centre, and the buzzing inner city lifestyle..features.east facing, Mount Ainslie aspect.central Braddon location within walking distance to cafes, restaurants and bars, city and ANU.spacious bedroom + study.light filled open plan kitchen and living area.stylish, functional kitchen with stone benchtops, Smeg appliances, including dishwasher, ceramic touch control cooktop and microwave.generous sized bathroom.disability accessible.high ceilings.double glazing throughout.concealed European style laundry .smart energy management home system.video intercom.large, covered balcony.quality floor coverings.ducted reverse cycle heating / cooling throughout.bbq facilities, large common gardens including a communal herb garden.pet-friendly building.recirculating hot water throughout the building.fibre NBN connection to apartment.high security including cameras, swipe card entry to the building, floor and unit.1 secure designated basement carpark and large basement storage unit.secure underground visitors parking, including EV (Electric Vehicle) charging stations and option to add to the apartment parking space.walk to Braddon, City, ANU, Canberra Centre, Light Rail, bus stopFINE DETAILS (all approximate):EER: 6.0Built: 2015Zoning: RZ3Living size: 76 sqmBalcony: 9 sqmTotal: 85 sqmRates: \$1,335.00 paLand tax: \$1,535.00 pa (investors only)Admin: \$562.35 pqSinking: \$309.95 pqTotal: \$872.30 pqUV: \$67,275 (2023)Total number units in complex: 245 unitsRental Opinion: \$500 - \$540 p/week