

**411/47 Currong St North, Braddon, ACT 2612**



**Apartment For Sale**

Thursday, 22 February 2024

411/47 Currong St North, Braddon, ACT 2612

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Tahmeed Towfiq  
0262497700

**\$485,000+**

Welcome to your home at the heart of city, where urban convenience meets tranquillity in the "Provenance" building at Founders Lane. This exceptional apartment offers a coveted lifestyle just steps away from the vibrant city centre. One of the standout features of this remarkable property is its unbeatable location. Imagine waking up to a plethora of cafes right at your doorstep, perfect for indulging in a delightful morning coffee or brunch. Plus, being situated at the city but away from the bustling city noise provides a peaceful sanctuary to retreat to after a busy day. The views from this property overlooks Gorman Arts Centre and Mount Ainslie! Surrounded by beautifully landscaped greenery, the Provenance building has been meticulously designed to harmonize with the city lifestyle. You'll have the best of both worlds, with easy access to the vibrant lifestyle and the serenity of nature just moments away.

**Features:-** Electric cooktop- Central gas hot water with individual meter- Located across city centre- Unobstructed views to Mount Ainslie- Large balcony- European laundry- Floorboards in living area- Carpet in bedroom- Ducted reverse cycle heating and cooling- 40mm stone bench top- Integrated dishwasher- Floor to ceiling height glass

**Essentials:-** Indoor space: 50m<sup>2</sup>- Balcony: 11m<sup>2</sup>- Strata: \$2,929 approx. p.a.- Rates: \$1,372 approx. p.a.- Land tax: \$1,680 approx. p.a. (investors only)- Current rent: \$520 p.w.- Tenancy end: 13th May 2024- Age: 3 years (built 2020)- EER: 6