

**418/27 Lonsdale Street, Braddon, ACT 2612**



**Unit For Sale**

Friday, 19 April 2024

418/27 Lonsdale Street, Braddon, ACT 2612

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Andrew Grenfell  
0262572111



Tahlia Mailau  
0262572111

**\$615,000+**

This is a wonderful opportunity to live in the creative & vibrantly fun-filled area of Braddon! Located in the popular Palko complex, attention to detail was at the heart of the design process. Featuring sleek industrial polished concrete walls, high ceilings complemented by chic track lighting, luxurious hardwood flooring, and custom-made cabinetry, the driving ethos to make Palko something truly exceptional and unique inspired everyone involved to look beyond accepted benchmarks and rise above industry standards. The brief was simple... Exceed all expectations. This expansive apartment provides exceptional functionality, featuring a layout that spans the entire depth of the building, allowing for excellent cross-flow ventilation. The impeccably designed kitchen features 60mm natural stone countertops, Smeg appliances, an undermount ceramic sink, ample pantry and counter space, as well as integrated fridge/freezer and dishwasher, and effortlessly connects to the spacious living and dining zones, while the generous living area extends to a sunny east-facing terrace. Tucked away for privacy from the main living area, the generously proportioned bedroom includes built-in wardrobes, while the expansive bathroom displays impressive floor-to-ceiling tiling, a bespoke vanity, and premium fixtures. Something that you will appreciate immensely is the roomy office/multi-purpose space, providing ample storage and enough room to comfortably fit a large office desk or fold-out sofa bed. This represents a savvy investment opportunity with a fantastic tenant already in place, or alternatively, fulfill the remainder of the current lease and make it your own. In either scenario, your investment is secure and poised for growth in this dynamic central location within a highly sought-after building. Internal: 68 m<sup>2</sup> Front courtyard: 6.4 m<sup>2</sup> Rear Balcony: 10.8 m<sup>2</sup> EER: 6 Stars Property Features:- Oversized 1 bedroom + office/multi purpose room- Sunny east facing to the front balcony & living spaces- Private enclosed courtyard to the front - Terrific cross flow ventilation- Extremely well insulated for comfortability throughout the changing seasons - High concrete feature ceilings and hardwood timber floorboards throughout- Thoughtful & generous kitchen design with quality fixtures & fittings- Integrated fridge/freezer & dishwasher- 4 burner Induction cooktop/ rangehood externally ducted- Soft close cabinetry- Double glazing throughout- LED lighting- Ducted reverse cycle air conditioning- Abundant storage throughout- Designer bathroom with panelled ceiling feature and penny tiles - Hidden European laundry with sink and storage space in bathroom- NBN to the building- Intercom access for secure entry to Palko- 1 car space in secure basement + storage facility- secure lift access for residents- on the 4th floor, with views of Lonsdale street and mount Ainslie ranges What to love about the location: - Bars, cafes, restaurants right on your doorstep- Retail, shopping right on your doorstep- Haig park village markets at the end of the street every Sunday- 1.4km to the light rail stop- 1.7km to the Canberra Center- 2.5km to the Australian National University ( ANU )