

42/11 Fawkner Street, Braddon, ACT 2612

Apartment For Sale

Wednesday, 17 April 2024

42/11 Fawkner Street, Braddon, ACT 2612

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 97 m2

Type: Apartment



Catherine Halloran

\$780,000 - \$800,000

This beautiful property is a rare find - combining the charm and space of the older style complexes, with modern touches throughout - it's an opportunity not to be missed! Relax into this refurbished apartment spanning 97m² of tranquil living, enveloped by lush mature trees that provide a serene ambiance reminiscent of a private home, yet offering the convenience of low-maintenance apartment living. The interior delights with two distinct living areas, finished with stylish hybrid timber floors and a split system for temperature control. Downtime beckons with your choice of enjoying sunsets from the front balcony and or quietly overlooking the pool and surrounding internal gardens from the rear, ideal for unwinding at day's end. The modernised kitchen offers stone benches, dishwasher and stainless steel oven with electric cooktop. The laundry has been seamlessly integrated within the stylishly renovated main bathroom offering further convenience. Each of the three bedrooms feature warm carpeting underfoot, with 2 out of 3 offering built-in robes for storage. The main bedroom presents a beautifully renovated ensuite as well as access to the front balcony, offering scenic views of the surrounding treescape. Enjoy in the communal luxuries afforded by The Fullerton, including an inviting inground swimming pool, shared garden with an array of produce and well-maintained established gardens to further elevate your living experience. You'll be ideally situated to embrace city living yet be surrounded by treelined streets. Relish easy access to the CBD and Braddon's vibrant lifestyle with its array of shops, restaurants, cafes, and public transport all just moments walk away.

Summary of Features:

- 97sqm of Living + Front & Rear Balconies
- Separate Living and Dining Areas
- Hybrid Timber Floors to Living Areas
- Split-System Heating & Cooling
- Updated Kitchen w/ Dishwasher & Electric Cooking
- Renovated Bathroom (incl Laundry) & Ensuite
- Built-Ins to 2 of 3 Bedrooms
- Intercom
- First Floor Position (only one flight of stairs)
- Single Basement Carspace + 15 Visitor Spaces
- Pet-Friendly Complex
- Well-Managed Body Corporate
- Regularly Cleaned & Serviced Inground Pool

Key Figures - Rates: \$581/q (approx) Body Corp: \$1152/q (approx) Rental Estimate: \$725-\$775pw