

42/28 Mort Street, Braddon, ACT 2612



House For Sale

Thursday, 29 February 2024

42/28 Mort Street, Braddon, ACT 2612

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: House

By Negotiation

Nestled in the vibrant heart of Canberra, this exquisite apartment offers a unique blend of tranquillity and urban convenience. Boasting panoramic views of the Braddon skyline and Mt Ainslie, 'No. 28' provides a modern sanctuary amidst the bustling cityscape. Step inside to experience spacious open-plan living areas seamlessly transitioning to a private balcony, perfect for enjoying breathtaking sunsets and alfresco dining. The stylish kitchen, complete with stone benchtops, stainless steel appliances, and a dishwasher, is a haven for culinary enthusiasts. Retreat to two generously sized bedrooms, including a master bedroom with an ensuite, offering comfort and privacy. Additional highlights include reverse cycle heating and cooling for year-round comfort, ample storage space, and two side-by-side parking spaces with a storage cage. Situated within walking distance to the ANU and the city's myriad of restaurants, cafes, and boutiques, 'No. 28' offers the ultimate urban lifestyle. Embrace outdoor adventures with nearby parks, walking trails, and the picturesque Lake Burley Griffin just moments away. Don't miss this opportunity to experience sophisticated living in the heart of Canberra. Contact us today to discover the unmatched allure of 'No. 28'!

Property features:- Stroll to city centre, Lonsdale Street cafes and parks- Large 99.1sqm apartment- Additional 9.5sqm balcony- Two bedrooms- Two bathrooms- Two parking spaces- Beautifully appointed kitchen with Bosch electric cook top and oven- Sliding glass doors opening onto sunbathed balcony- Open plan living area with reverse cycle split system A/C- Master bedroom with ensuite and built-in-robe plus reverse cycle split system A/C- Second bedroom with built-in-robe- Large study nook- Internal laundry with washer and dryer- Land Rates: \$527.00 per quarter approximately- Land Tax: \$648.71 per quarter approximately (only applies if rented)- Strata: \$1,781.35 per quarter approximately- Water supply: \$186.77 per quarter approximately- Currently rented at \$720.00 per week

For any questions regarding this property or alternative open times, please call Vinko on 0410 636 045.