

**42/35 Torrens Street, Braddon, ACT 2612**



**Apartment For Sale**

Tuesday, 19 March 2024

42/35 Torrens Street, Braddon, ACT 2612

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Moira Maloney

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**\$439,000**

With an ultra-convenient setting in one of Australia's most up and coming hippest suburbs right now and home to the trendsetters of Canberra is this rare opportunity to purchase this one bedroom apartment with built-ins. Featuring its own balcony; this superbly constructed property is a perfect combination of tasteful interiors streaming with natural light throughout designed to operate efficiently and cost effectively. It's in a stylish complex promoting easy care living, short walk to Canberra's CBD. Just picture yourself waking up on a Saturday morning, catching the lift downstairs, then only a moment stroll to the vibrant and evolving cafe precinct of Braddon. You are that close! Be quick as a property presenting this much value with this minimal price tag will not be around for long; Phone today to arrange an inspection! Property Highlights: • Heating and cooling • Separate internal laundry with storage and dryer • Secure basement car parking and lift access • Ample visitor parking • Electronic building security • Quality appliances • 5 minute walk to CBD Essentials • EER: 6 • Living size: 53m<sup>2</sup> • Balcony size: 11m<sup>2</sup> • Body Corporate Fees: \$1,361.25 per quarter • General Rates: \$505.08 per quarter • Built 2013 • Expected rental return: \$500.00 \$520.00 p.w Disclaimer: While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities in regards to any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.