

44/28 Mort Street, Braddon, ACT 2612



Apartment For Sale

Sunday, 13 August 2023

44/28 Mort Street, Braddon, ACT 2612

Bedrooms: 1

Bathrooms: 1

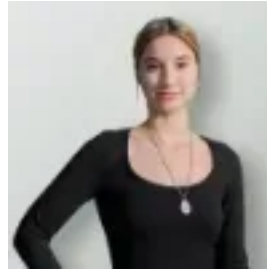
Parkings: 1

Area: 49 m2

Type: Apartment



Andrew White
0406753362



Maia Nagy
0262959911

\$445,000

Light filled living meets uber convenience in this centrally positioned 5th floor apartment, right at the doorstep of the thriving Braddon precinct and mere moments from the CBD, light rail and the ANU. The open plan living/dining is well connected to an all electric kitchen with plenty of storage, and flows out to an expansive balcony, with Mount Ainslie as the back drop and privacy walls making it a tranquil extension of already generous living. The large main bedroom also opens out the balcony and enjoys built-in robes, whilst the bathroom also utilises the space well, incorporating a Euro-style laundry, floating timber vanity and floor to ceiling tiling. Downstairs, there is a single secure parking space as well as a handy storage locker, completing this perfect entry level home to fully immerse into the Braddon lifestyle, or proven stellar investment to add to a high performing investment portfolio.* 1 bedroom, 1 bathroom, 1 car secure parking + secure storage* Open plan living/dining, well connected to both kitchen and oversized balcony with stunning Mount Ainslie vistas* Quality all-electric kitchen with plenty of storage, stone benchtops, dishwasher, and tiled splashback* Bathroom with integrated Euro-style laundry, framless shower, floating timber vanity and floor to ceiling tiling* Single secure car space with additional lockable storage* Please note this property is currently tenanted and has been digitally styled Rates: \$1,341pa (approx.) Land Tax: \$1,541pa (approx. if rented out) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.