

**47/28 Mort Street, Braddon, ACT 2612**



**Apartment For Sale**

Friday, 5 April 2024

47/28 Mort Street, Braddon, ACT 2612

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 104 m2**

**Type: Apartment**



Rita Feng

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**\$720,000+**

Nestled in the vibrant heart of Canberra, this exquisite apartment offers a unique blend of tranquility and urban convenience. Boasting panoramic views of the Braddon skyline and Mt Ainslie, this apartment is perfect for those who are looking for something to call home or an investment. Centrally located yet very quiet, this property ticks all the boxes with its functional design and proximity to everything you need. The open plan living and dining with ample natural lighting provides plenty of space to entertain your family and friends. The well equipped kitchen is with stone bench tops and BOSCH stainless steel appliances. Cleverly designed to provide privacy to both good sized bedrooms, they are segregated and both feature full size windows for natural light and fresh air. They also come with built-in robe and are large enough for king size beds. The extra cabinet/ storage room in the living area creates even more room for storage which is very important but becoming rare in apartment living. "No. 28" offers the perfect opportunity to take advantage of all of the benefits of this central city location, just a short stroll to the ANU as well as the many restaurants, shops and offices of the city. A healthy lifestyle awaits with the riding / walking trails, parks and gardens that surround Lake Burley Griffin at your doorstep. Apartment Features: • Stroll to city centre, bus interchange, light rail stop, Lonsdale Street cafes and nearby parks; • Large apartment 105sqm (approx.) with 2 bedrooms, 2 bathrooms; • 2 side-by-side car park with lockable storage; • Partially renovated with brand new wooden floor throughout; • 5rd floor apartment with mountain view; • Very spacious living area with ample storage/linen space. Sliding glass doors opening onto sun bathed balcony; • Beautifully appointed open kitchen with stone benchtop and Bosch electric cook top and oven; • European style laundry with washer & dryer; • Both bedrooms are spacious enough for king size beds and feature with built-in robes; • Double glazed windows and sliding doors, with quality roller blinds; • Reverse cycle heating and cooling split system; • Only 6 units on same level, private and secure living; Location and Convenience:- Within 3 minutes' walk to light-rail & bus stop- Within 3 minutes' walk to CBD- Within 10 minutes' walk to ANU Living : 95.3m<sup>2</sup> (approx.) Balcony : 9.5m<sup>2</sup> (approx..) Total Built: 104.8m<sup>2</sup> (approx..) Rental Estimate: \$720-\$750 per week Strata/ Body Corporate: \$1,790.00 per quarter approx. Rates: \$528.00 per quarter approx. Land Tax: \$647 per quarter approx. (only applies if rented) The motivated owner knows this apartment will not stay on the market for long at this great price. Please contact Rita now for more information or to arrange an exclusive viewing.