

48/63 Ainslie Avenue, Braddon, ACT 2612



Apartment For Sale

Tuesday, 14 May 2024

48/63 Ainslie Avenue, Braddon, ACT 2612

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 89 m2

Type: Apartment



Lucia Marzano
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\$649,000+

This perfectly situated second floor two-bedroom apartment is located in the boutique 'Gatsby' complex. Moments to the bustling Braddon precinct, as well as the Canberra City, this apartment will complete your urban lifestyle aspirations. Upon entering the apartment, you will be greeted by the easterly facing, generous open-plan living area bathed in morning sunshine. Central to the apartment is the modern and sophisticated kitchen with an island stone bench top. The two generously sized bedrooms are well separated for privacy and have built-in wardrobes. The main bedroom embraces the afternoon sun, and the second bedroom receives the morning sun. There are two perfectly situated reverse cycle units located in the home to ensure year round comfort, one in the living area and one in the main bedroom. The balcony overlooks a quiet and leafy central courtyard. Two basement car spaces are located right next to the lift for convenient access. Braddon is the perfect location, where everything is at your fingertips. You'll be surrounded by Braddon's sporting facilities and leafy parks and just a short stroll away from the bustle of Lonsdale and Mort Streets, abundant with cafes, restaurants, and boutique shops. Plus, you'll be within walking distance of the City Centre, a short bike ride to the ANU and the lakeside walking and bike paths, and close to Canberra's main arterial roads. Property features include:

- Two spacious bedrooms
- Master bedroom with direct access to the main bathroom and westerly sun
- 2 new reverse cycle air conditioning units
- Large kitchen with dishwasher and stone bench tops
- Built-in robes to both bedrooms
- Balcony and living area with easterly sun
- Recent security upgrade to garage and public areas
- Lift access
- 2 car spaces
- Storage cage

EER: 6 Built: 2005 General Rates: \$2,332 approx pa Land Tax: \$2,915 approx pa Strata Levies: \$5,882 approx pa Residence: 89sqm Balcony: 10sqm Carspace: 28sqm Storage: 2sqm

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