

**49/28 Mort Street, Braddon, ACT 2612**

home by holly

**Sold Apartment**

Saturday, 17 February 2024

49/28 Mort Street, Braddon, ACT 2612

**Bedrooms: 1**

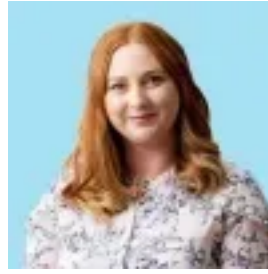
**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Holly Komorowski  
0491850701



Tenille Paul  
0491850701

**\$445,000**

#soldbyholly \$445,000 This is your no excuses, 1 bed, 1 bath and 1 car, spacious contemporary apartment nestled in the buzzing Braddon precinct. Offering a perfect blend of practicality and comfort, this street home presents a golden opportunity for both first-time homebuyers and investors. Offering a generous bedroom, bathroom and open plan living, a covered balcony maximises the indoor/outdoor flow. The open-concept layout seamlessly blends the living, dining and kitchen areas, creating a harmonious flow that invites relaxation and effortless entertaining. The elevated aspect from the sixth floor provides a quiet position above the bustle and energy of the city below. With cosmopolitan living at your door step, this unbeatable location connects with all the evolving inner city precincts. Enjoy an urban lifestyle with high impact appeal! The kitchen comes fully equipped with Bosch oven and dishwasher, brand new electric cooktop, and plenty of bench and storage space, while overlooking the light filled living area. Perfect for first home buyers, downsizers and investors, this home is the height of apartment living, putting comfort and convenience at your fingertips. Residents will appreciate the additional amenities, including secure basement parking and a large lockable storage shed. You've got the whole culinary and retail experience of Braddon on your door stop! The location and lifestyle personifies cosmopolitan living, the obvious choice. Positioned to activate a healthy lifestyle supporting work and play, the apartment has direct access to the light rail, Braddon's vibrant coffee, dining and boutique shopping scene, the Canberra Centre, and the buzzing inner city lifestyle. Features: .elevated east facing apartment facing Mt Ainslie within a secure complex. .spacious entry foyer. .one bedroom apartment with triple built-in mirrored wardrobe .open plan living and kitchen area with balcony. .kitchen features Bosch dishwasher and oven and brand new cooktop. .moveable island bench and fantastic kitchen storage .functional bathroom with shower, vanity and fixed mirror .compact European laundry with tub and dryer. .reverse cycle system. .block-out blinds and privacy blinds throughout. .generous amount of storage throughout. .NBN connected. .intercom system. .single car space. .storage cage in basement. .communal courtyard on ground level FINE DETAILS (all approximate): EER: 5.0 Built: 2013 Zoning: RZ3 Living size: 51 sqm Balcony: 8 sqm Total: 59 sqm Rates: \$1,335 pa Land tax: \$1,535 pa (investors only) Admin: \$1,122.20 pq Sinking: \$330.00 pq Total: \$1,452.20 pq UV: \$86,250 (2023) Total number units in complex: 64 units Rental Opinion: \$460 - \$500 p/week