

5/64 Lowanna Street, Braddon, ACT 2612

STONE

Sold Apartment

Sunday, 20 August 2023

5/64 Lowanna Street, Braddon, ACT 2612

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 69 m2

Type: Apartment



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\$417,000

This stunning, oversized, 1-bedroom apartment features an open-plan family/dining filled with natural light and has a balcony overlooking the open shared garden creating privacy. The study nook creates a great work-from-home space or even a second living area. The well-appointed kitchen has granite bench tops, stainless steel appliances and a reverse cycle unit. The bedroom offers a built-in robe and a spacious bathroom. This delightful apartment is perfectly located only a minute's walk to Ainslie, Dickson and the city, only a 2 minutes walk to the local IGA and an easy 4-minute walk to the light rail, located only moments to the local cafes and bars of Braddon and the City, and a minute's drive to Lyneham and O'Connor. Features Overview:- Single-level floorplan, on the 2nd floor- NBN connected with FTTN- Age: 18 years (built in 2005)- Units plan number: 3089- EER (Energy Efficiency Rating): 6 Stars Development Information:- Name of development: Valonia- Number of units in development: 170- Strata management: Bright and Duggan Sizes (Approx)- Internal Living: 61 sqm - Balcony: 8 sqm- Car space: 14 sqm- Total residence: 69 sqm Prices- Strata Levies: \$1,691.66 per quarter including the special levy for cladding replacement - Rates: \$368 per quarter- Land Tax (Investors only): \$469 per quarter- Conservative rental estimate (unfurnished): \$500 per week Inside:- Spacious bedroom with built-in robe - Bathroom with spacious rain shower, vanity and toilet- Study nook perfect for working from home or even making into a second living area- Well-appointed kitchen with quality appliances including a new range-hood and ample storage and bench space- Open-plan living and dining with glass sliding door through to the back North-Facing balcony- European-style laundry- Split system air conditioner - Gas hot water Outside:- Single car space in the basement with a storage cage- Back balcony over-looking the communal BBQ and courtyard- Communal Gym, Library, BBQ and courtyard area- Ample visitor parking in the basement Inspections:We are opening the home most Saturdays with mid-week inspections. However, If you would like a review outside of these times please email us at: jesssmith@stonerealestate.com.au Disclaimer: The material and information contained within this marketing are for general information purposes only. Stone Gungahlin does not accept responsibility and disclaims all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties make further enquiries.