

**5/7 Lowanna Street, Braddon, ACT 2612**



**Sold Unit**

Tuesday, 19 September 2023

5/7 Lowanna Street, Braddon, ACT 2612

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Obi Shadmaan  
0423980763

**\$495,000**

Introducing a rare gem in Canberra's sought-after suburb of Braddon, this exquisite one bedroom apartment offers a lifestyle of convenience and quality, while also providing a serene retreat from the bustling city. Situated on the first floor of a boutique complex with just 8 other residences, this property stands out for its modern fittings and fixtures, making it a haven for those with an eye for detail. Upon entering, you'll immediately appreciate the contemporary design that flows seamlessly throughout the apartment. The well-proportioned bedroom invites relaxation, while the modern fixtures and fittings exude sophistication. This residence offers a lock-up basement carspace with convenient internal access and a storage unit, ensuring your daily routines are effortlessly streamlined. What truly sets this unit apart is its unbeatable location. Nestled on the outskirts of the city, it provides a peaceful oasis away from the city's hustle and bustle, yet within walking distance to join the action whenever you desire. Just moments away from the tramline, Braddon's vibrant nightlife, and the bustling Civic district, you'll have the city's best entertainment and dining options at your doorstep. Families will appreciate the proximity to excellent schools, while the convenience of public transport and many other amenities make daily life a breeze. If you're seeking a residence that embodies the essence of modern, urban living with the added benefit of tranquility, 5/7 Lowanna Street is your answer. Don't miss this opportunity to experience the perfect balance between city excitement and peaceful retreat. The perks. • 1 bed, 1 bath, 1 car design • North-east facing top floor apartment • Open plan living, dining and balcony • High ceilings allowing abundance of natural light • One large bedroom with built-in wardrobes • Kitchen with electric cooktop, electric oven, dishwasher, ample storage and bench space • Reverse cycle air conditioning system in living room • Basement carspace with internal access and storage unit • Unbeatable location just minutes away from the bustling Braddon and City precincts, thriving Dickson shops, schools, public transport and all the amenities you can possibly need for the ultimate city lifestyle The numbers. • Living area: 59m<sup>2</sup> • Balcony: 7m<sup>2</sup> • Rates: \$569 per quarter • Land tax: \$749 per quarter • Body corporate: \$1,218 per quarter • Rental estimate: \$480-\$505 per week • Build: 2015 • EER: 6 stars