

504/32 Mort Street, Braddon, ACT 2612



Apartment For Sale

Wednesday, 24 April 2024

504/32 Mort Street, Braddon, ACT 2612

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 60 m2

Type: Apartment



Jess Kercher



Justin Ingram
0431116399

\$550,000+

Situated in the stunning, futuristically designed boutique Yamaroshi complex in the heart of Braddon, is this two bedroom apartment set amongst arguably one of Canberra's best locations for night life, shopping and business district alike. This stunning apartment offers a light-filled open plan living space featuring floating timber flooring, built-in feature joinery and a sleek well-designed kitchen complete with integrated fridge, dishwasher and induction cooktop. The elegant timber floors flow through to the good-sized bedroom with built-in robe which is set back from the hustle and bustle of the street. The 2nd bedroom has the added convenience of a Murphy bed. Ducted reverse cycle air conditioning and double-glazed windows ensure your comfort in all seasons. The property has the convenience of a washing machine/dryer combination as well as lift access and a covered balcony. Living here means living amongst Braddon's urban culture with a short walk to boutique shops, cafés, restaurants, pubs, eateries, gyms, and the Canberra Centre. Everything you need from location, inclusions, comfort and style are compacted into this home! **IMPORTANT FEATURES:** * Stunning modern kitchen with integrated fridge, dishwasher, induction cooktop and stone benchtops * 2nd bedroom with a Murphy bed* Floating timber floors throughout * Ducted reverse cycle air conditioning * Washing machine/dryer combination * Double glazed windows * Covered balcony * Car space & Storage* Level 5 * Lift access * Beautifully landscaped resident's atrium * Sought after Braddon location **IMPORTANT NUMBERS:** * Internal living: 60 sqm * External living: 5 sqm * EER: 6.0 Stars * Rates: \$445 pq approx. * Land tax: \$553 pq approx. * B/Corp: \$1,032 pq approx. * Rental estimate: \$600 pw **Disclaimer:** The information contained herein is gathered from sources considered to be reliable, however MRKT Property accepts no responsibility for inaccuracies. All interested parties must solely rely on their own enquiries, inspections and confirm all information provided.