

505/102 Northbourne Avenue, Braddon, ACT 2612



## Apartment For Sale

Thursday, 11 January 2024

505/102 Northbourne Avenue, Braddon, ACT 2612

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Anthony Weston  
0439282508



Katrice Velnaar  
0411449071

**\$520,000+**

What you see: A generous and light filled oversized apartment offering the perfect blend of comfort & convenience. What we see: A lifestyle of simplicity and ease. See more: 1 bedroom + study apartment in the IQ development Both bedroom & study offer mirrored built in wardrobes Double glazed throughout East facing 11m<sup>2</sup> balcony with access from both living & bedroom Bathroom with floor to ceiling tiles and oversized shower Ducted reverse cycle heating & cooling European-style laundry with dryer Stone benchtops, Smeg appliances & built in microwave Video intercom NBN connection Communal gardens & BBQ area Secure basement carparking & storage unit + secure visitors parking Braddon, Haig Park & Elouera Street Light rail stop at your doorstep Canberra CBD only moments away Within 5 min drive to the Australian National University Within 10 min drive to Parliament House Living: 63.6m<sup>2</sup> Balcony: 11m<sup>2</sup> Total: 74.6m<sup>2</sup> EER: 6.0 Built: 2015 Strata: \$855 per quarter Rates: \$472 per quarter Land Tax: \$567 per quarter (only applicable if rented) Rental Estimate: \$500 - \$550 per week Disclaimer: The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim 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 to make further enquiries.