

**506/51 Mort Street, Braddon, ACT 2612**

**Sold Unit**

Friday, 6 October 2023

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**Bedrooms: 1**

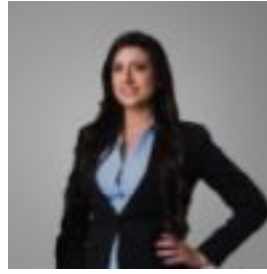
**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



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**\$566,000**

Located in one of the Inner North's premium apartment complex's 'IQ' this 1 bedroom-plus-study home ticks so many boxes. Located on level 5 in the complex enjoy the peaceful aspect to the east with views across Braddon to Mount Ainslie. At your doorstep you'll have the Braddon entertainment precinct plus the CBD a short stroll away. Entering the property, you'll immediately notice the generously proportioned layout. This particular property was designed for mobility access. Wider doors, hallways and all rooms are specifically designed for ease of movement. The living area is light filled, very expansive and offers the flexibility to utilize the space to suit your needs. It takes in lovely views as well. The balcony flows from the living area. It's a private oasis which takes in the morning sun and the views. The study is large, it's 2.9m x 2.6m. That's close to the size of a bedroom. Perfect for the home office, guest room or multipurpose room. The kitchen connects nicely with the living areas and presents a practical layout to cook all those homemade meals to perfection. Equipped with stainless steel appliances that include a dishwasher and built-in microwave, 20mm stone benchtops, soft close cabinetry, along with ample bench and pantry space, this kitchen is sure to make for easy and simple meal preparation. The bedroom is spacious and complete with mirrored sliding wardrobes and private access to the balcony. The oversized bathroom also reflects another layer of sophistication with full height tiling, designer fittings and a sizeable shower. Add the secure basement carpark plus storage for added value and convenience. In this highly sought-after location, experience the luxury of living in this ultra-convenient position in Braddon. Experience the Inner-City atmosphere and create a lifestyle like no other living just a stone's throw away from restaurants, bars, clubs, cafes and shops along Mort and Lonsdale Streets. In addition, the City Centre, CBD and the Elouera Light Rail Stop are just metres away. Features: • Charming 'IQ' residence on level 5 in this ultra-convenient location • Peaceful easterly aspect • Spacious open plan living area for day-to-day living • Entertainers' balcony with views towards Mount Ainslie • Generous study • Ducted reverse cycle heating & cooling • Double glazed windows & sliding doors • NBN connection • Vacant & ready to move into now • Over-sized kitchen with neutral tones • 20mm stone benchtops • Dishwasher & built-in microwave • Soft close cabinetry • Ample pantry & cupboard space • Main bedroom with private balcony access & mirrored sliding wardrobes • Well-appointed bathroom with full height tiling & designer fittings • European style laundry & a clothes dryer • Linen cupboard • Basement car parking & a great sized storage cage Essentials: • EER: 6 stars • Living size: 73m<sup>2</sup> • Rates: \$484.13 pq • Land tax: \$585.52 pq • Strata Company: Bridge Strata • Strata Levies: \$894.65 pq • Age: Built 2014 • Rental estimate: Currently rented at \$550 pw until February 2024.