

**506/86 Northbourne Avenue, Braddon, ACT 2612**

**MARQ**

**Sold Apartment**

Wednesday, 8 November 2023

506/86 Northbourne Avenue, Braddon, ACT 2612

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Craig Chapman  
0408118519



Tamara Ross  
0432363215

**\$442,000**

This spacious, well-lit, and conveniently located apartment is set on the 5th floor of the popular Phoenix Apartments. Boasting a modern kitchen and a large and functional open plan layout, a great size master bedroom with room for study or sitting area. The community offers a sparkling pool, well equipped gym and a spacious outdoor area that you can use at your leisure. With its framed views from the expansive terrace to Black Mountain, surrounding parks, gardens and trails, striking urban artwork and design, sublime residential living, boutique offices and sophisticated retail and dining experiences, Braddon is a connected place unlike any other in Canberra. - Expansive master bedroom with built in robes and access to the terrace- Modern bathroom with cnr bath and European laundry- Functional kitchen with breakfast bar, granite bench top and Bosch appliances- Open plan living/dining area- Spacious, covered terrace with Black Mountain views- Reverse cycle heating and cooling - Secure basement parking and storage- Residence facilities including outdoor pool, gym and outdoor bbq area - Walking distance to cafes, restaurants, bars, shopping, City, tram, ANU - 67 sqm internal living, 13sqm covered terrace- Secure tenant until 05/05/24, \$530 per week- Strata \$951.47 p/q- Rates \$448 p/q- L/T \$525 p/qDisclaimer: Whilst all care has been taken to ensure accuracy, the material and information contained within are approximate only and no warranty can be given. MARQ 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.