

**507/42 Mort Street, Braddon, ACT 2612**



**Apartment For Sale**

Thursday, 14 December 2023

507/42 Mort Street, Braddon, ACT 2612

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 54 m2**

**Type: Apartment**



Lisa Harper

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## Offers Over \$460,000

This brand-new one-bedroom apartment in the newly constructed M42 building exudes sophistication and style. Situated on the 5th floor with breathtaking views of Lonsdale St and Mount Ainslie, the unique floorplan and high-end finishes give it character and style that are hard to find in inner-city complexes. The open-plan layout seamlessly connects the living spaces and the bedroom, welcoming an abundance of natural light to envelop every corner. The kitchen is a masterpiece, featuring custom oak veneer joinery and top-of-the-line European appliances that are typically reserved for high-end inner-city residences. With ample storage space, reverse cycle heating and cooling for year-round comfort, convenient lift access, secure basement parking, and a bonus storage cage, this apartment is the epitome of modern urban living. Tucked away just one street behind the lively Lonsdale Street, and within a leisurely stroll to the city center, this apartment offers a lifestyle that's truly unparalleled. Don't miss your chance to experience the pinnacle of sophisticated city living in one of Canberra's trendiest neighborhoods.

**The Perks:**

- 5th-floor apartment with lift access
- Open-plan design with double-glazed windows and hybrid vinyl planks
- Custom oak veneer kitchen cabinetry with SMEG appliances, stone benchtops, and ample storage
- Open plan living and dining or study, the choice is yours
- Bedroom with built-in robes and quality carpet to give it a luxurious edge
- Bathroom with high-end fittings and fixtures in a neutral colour palette
- Laundry with wall-mounted Fisher & Paykel dryer and added storage
- Fujitsu reverse cycle heating and cooling
- LED downlights throughout
- Balcony with views over Braddon
- Common area on level 6 with spectacular views of Mount Ainslie
- Walking distance to cafes, restaurants, and the city center

**The Numbers:**

- Living 49.5m<sup>2</sup>
- Balcony 5m<sup>2</sup>
- EER 6 stars
- Strata: \$551.49 per quarter approx.
- Rates: \$837.19 per annum approx.
- Rental estimate: \$500 - \$520 per week

**Explaining the private treaty process:**

- To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.