

508/86-88 Northbourne Avenue, Braddon, ACT 2612 

Apartment For Sale

Friday, 8 March 2024

508/86-88 Northbourne Avenue, Braddon, ACT 2612

Bedrooms: 1

Bathrooms: 2

Parkings: 1

Area: 83 m2

Type: Apartment



Hannah Green
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\$445,000+

Nestled within the sought-after Phoenix building, this spacious one-bedroom apartment offers a fantastic executive style living opportunity. Boasting a generous 70m² of living space combined with an impressive 13m² balcony, complimented by the stunning views of Black Mountain Tower right from your own home. A rarity for the complex, enjoy the full-sized laundry with an EXTRA toilet for added convenience when hosting guests. The oversized suite offers direct access to the balcony and the views it offers. Enjoy a dual mirrored walk-in-wardrobe, taking you through to the well-kept ensuite, which is very sizeable and functional. Security is paramount with secure intercom and swipe access, as well as secure undercover parking for peace of mind. Plus, with an impressive 6-star EER rating, you'll enjoy energy-efficient living year-round. The perks don't end there - residents of The Phoenix apartments have exclusive access to resort-style amenities including a pool and gym room. Currently with a periodic tenancy for \$550 per week, presenting an excellent investment opportunity for a tenant who would love to stay on or the chance to make it your own by opting for vacant possession. The location:- Government buildings for Canberra's public servants- ANU is a 4-minute bike ride away- Canberra centre is a 10-minute walk away- Top-of-the-line restaurants- Braddon's vibrant cafe's, eating out options & trendy shopping- Love Athletica Pilates studio 3 minutes away- Tram stop on your doorstep taking you to Dickson, Mitchell & Gungahlin...everything you could need is with walking distance, a short bike ride or easy public transport. The features:- 70m² living space with a 13m² balcony featuring views of Black Mountain Tower.- Full-sized laundry with extra toilet, a rarity in the complex.- Bedroom suite with dual walk-in wardrobe and balcony access, plus a sizeable ensuite.- Secure with intercom, swipe access, and undercover parking.- Access to resort-style pool and gym. Rates: \$449 p.q. approx. Land Tax: \$538 p.q. approx. Body Corp: 961 p.q. approx. EER: 6.0 All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.