

**51/10 Ipima Street, Braddon, ACT 2612**



**Apartment For Sale**

Friday, 23 February 2024

51/10 Ipima Street, Braddon, ACT 2612

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 60 m2**

**Type: Apartment**



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## AUCTION

Indulge in a coveted lifestyle just moments from Braddon's vibrant heart with this well-presented apartment, offering an oasis of serenity amidst the Inner-City buzz. Welcoming you with effortless access and the added security of basement parking, this residence boasts a spacious floor plan highlighted by an expansive open-concept living and dining area, complemented by a north aspect offering plenty of natural light. The modern kitchen offers stone benchtops and quality appliances. The oversized bedroom is complete with a walk-in robe, offering plenty of storage. Conveniently located within a leisurely stroll of Lonsdale Street's dynamic village scene, renowned cafes, wine bars, and eateries, as well as easy access to buses, light rail, and Canberra City, this apartment promises the epitome of urban convenience. \* Living: 60m<sup>2</sup> | Balcony: 8m<sup>2</sup> \* Split system heating & cooling \* Modern kitchen with Bosch appliances & stone benchtops \* Large bedroom with generous walk-in robe \* European-style laundry \* Full-height bathroom tiling \* Large linen cupboard \* Intercom access \* Vacant possession \* Northern aspect Rates: \$1,938pa (approx.) Land Tax: \$2,350pa (approx. if rented out) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.