

**513/2 Batman Street, Braddon, ACT 2612**

**McIntyre**  
PROPERTY

**Apartment For Sale**

Thursday, 21 March 2024

513/2 Batman Street, Braddon, ACT 2612

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Terry Cooper  
0417710772

**\$740,000**

Have you dreamt about cosmopolitan city living? Here is your chance to secure the ultimate in luxurious city living with this amazing two-bedroom apartment overlooking the shopping district of Civic and literally across the street from the Canberra Centre. Enjoy the numerous chic eateries, cafes and attractions that this area has to offer, all within easy walking distance. This development was constructed by JWland and is a testament to quality building and top of the range inclusions. Upon entry the apartment will impress with imaginative use of colours and finishes. The spacious bedrooms are separated by the living area and Wintergarden Balcony which can be either open to or closed off from the elements, making it perfectly usable all year around. The full gourmet kitchen will both surprise and delight with its abundance of storage and bench space. Both bathrooms are beautifully finished and include heated towel rails and flooring. Your comfort is assured with secure intercom entry, limited access lift, secure basement parking and ducted reverse cycle air conditioning. Features Include: • Top quality developer • Very efficient floorplan • Wintergarden balcony • Ducted RC/AC • 2 parking spaces & storage • High ceilings • Chef's delight kitchen • Abundant storage • Secure entry & basement • Top quality finishes • Unbeatable city location

Outgoings & Property Information: Living size: 84 sqm Rates: \$1,916 per annum Body Corporate fees: \$4,445.20 per annum Land tax (if rented): \$2,315.68 per annum Expected rent: \$750 per week Year Built: 2019 EER: 5.5 Disclaimer: Whilst we take all due care in gathering details regarding our properties either for sale or lease, we accept no responsibility for any inaccuracies herein. All parties/applicants should rely on their own research to confirm any information provided.