

516/74 Northbourne Avenue, Braddon, ACT 2612



**Apartment For Sale**

Friday, 9 February 2024

516/74 Northbourne Avenue, Braddon, ACT 2612

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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## Offers Over \$390,000

The James Court development has consistently been popular with live in owners and investors because its perfectly positioned on the edge of Braddon, literally bordering both the City and Turner. The unit can be purchased fully furnished for free if you want the furniture too. Don't want the furniture? No worries, it can be sold completely vacant. This unit offers both live in owners and investors many options:

**Live in owners:**

- Buyers can move in and live in the unit as normal
- OR if you need a unit periodically you can rent it through Airbnb and simply block out the dates you need it, simple.
- Want early access prior to settlement and a guaranteed move in date? Well good news, we can make that happen. Your next chapter is calling your name, and this apartment makes living cool, calm and care-free, plus with vacant possession and early access on offer you could be unlocking your new front door sooner than you think.

**Investors look at these numbers:**

- The rental income potential is excellent at \$510/week or \$26,520/year based on a 12 month lease.
- If rented through Airbnb on a short basis the rental potential would much higher than this too.
- Investors have the flexibility to rent the unit through Airbnb, a property manager or potentially through Medina's serviced apartment scheme.
- Early access is available to your property manager so tenants can view the unit and be pre signed prior to settlement.

Make sure to watch our detailed, walk through video it's our 24/7 salesperson for you to get an excellent feel for the features and benefits of this apartment inside and out. It's the most informative property video you will watch during your property search, but don't just take our word for it. To get a copy of the digital brochure containing an explanation of our friendly sales campaign and the full contract, just send us an email and it will be automatically sent to you.

**Features overview:**

- Vacant and ready for you now
- Early access prior to settlement available so you can move in straight away
- Located on Canberra's light rail network line which currently serves the city centre through to Gungahlin and is planned to be extended through the Parliamentary triangle to the Woden Town Centre
- Buy it fully furnished with everything you see or completely vacant, you can choose
- Light, bright, and airy
- Elevated position
- Large kitchen with lots of bench space and cupboards including a dishwasher, oven, cooktop, and range hood
- Spacious open plan living area with floor to ceiling windows
- Reverse cycle air conditioning units (cooling & heating) in the living area and bedroom
- Bedroom with triple mirrored robes plus sliding door access to the balcony
- Bathroom with spa bath/shower, plus separate toilet
- European laundry design with washing machine and dryer
- Block out curtains
- Fully covered balcony
- Double linen cupboard
- Single allocated car space in the basement

**The James Court development:**

- Located on the border to both the City and Turner, adjacent with Canberra's light rail network line.
- 24 hour reception that can used by live in owners also for the collection of mail, parcels etc
- NBN – FTTB
- Pet-friendly (subject to body corporate notification)
- Bike storage in the basement
- Located a 2 minute walk away to the heart of Braddons Café and Restaurant present
- Conveniently located a 5 minute walk to the City
- Numerous security cameras throughout the building
- Lift access direct from basement & foyer to your level
- Onsite facilities include gym, pool & sauna, bbqs, rubbish chute on every floor
- CCTV
- Strata manager – Vantage Strata
- Units plan number 1144
- Number of units in development: 197

**The numbers: (approx)**

- Level 5
- Rental potential: \$510/week (fully furnished)
- Don't have a car? Rent out this highly desired car park location for \$50/week = \$2,600/year
- General rates: \$1,709.p.a.
- Water & sewerage rates: \$670.p.a.
- Land tax (investors only): \$2,042.p.a.
- Strata levies: \$5,341 p.a.
- Total of the Administrative and Sinking fund balance: \$893,123 as of 30/01/2024
- Living: 65m<sup>2</sup>
- Balcony: 6m<sup>2</sup>
- Total: 71m<sup>2</sup>
- EER: 6 stars
- Age: 30 years approx. Built 1994

**To Help Buyers**

- We advertise a guide price which your offer must exceed.
- Offers can be conditional (subject to finance/valuation) or unconditional and on a contract with a waiver of the cooling off (preferred)
- We have a solicitor pre-allocated to provide a FREE contract review and section 17 if required
- All offers are confidential & will not disclosed to other buyers for privacy purposes.
- A 5% deposit is acceptable