

523/74 Northbourne Avenue, Braddon, ACT 2612



Unit For Sale

Saturday, 24 February 2024

523/74 Northbourne Avenue, Braddon, ACT 2612

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Unit



Elie Aoun

0428645940

Offers Over \$539,000

Set within the sought after Inner north suburb of Braddon is this superb north facing, 5th floor 2-bedroom apartment with access to some of Canberra's finest lifestyle destinations. Within the popular 'Adina' building, the view from the spacious balcony will sure be a delight while sipping the morning coffee. Entertaining guests will be a delight with the spacious 82m² of living being beautifully appointed with the open plan kitchen & living areas flowing through to the balcony & astonishing view, just be sure to buy enough cheese. The kitchen entails plenty of bench & cupboard space while featuring stainless steel appliances, perfect for the chef at heart to whip up the gourmet meals. The large bedrooms both feature built in robes & face the northerly aspected view. The bathroom includes a shower/bath combination & has been immaculately maintained. Stay cool in summer & warm in winter with the reverse cycle split system perfectly positioned to condition the entire apartment. The undercover carspace will ensure the car treasure will be kept away from the elements & the storage allows the extra pieces to be kept clean. Ideally positioned close to major artery roads, the home will ensure you can zip to any side of town promptly. Nature walks & peaceful nights will become a regular occurrence while also being close to the plethora of amenities including the ever growing Braddon nightlife or shopping at the extensive Canberra Centre. Call Elie for an inspection today.

The Perks:

- Open plan kitchen & living area
- Stainless steel Kitchen appliances
- Undercover basement car space
- 24 hour reception that can be used for live in owners collection of mail
- Onsite facilities includes BBQ area, gym, pool, sauna
- Easily accessed rubbish chute on every level
- Bike storage in basement
- Generously sized kitchen with ample storage space
- Split-system heating & cooling

The Numbers:

- Total internal living: 82m²
- Rates: \$1,896.51
- Land Tax: \$2,295.75
- Strata Fees: \$8,011.8 per annum approx.
- Build: 1994
- EER: 6 stars

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.