

524/61 Cooyong St, Braddon, ACT 2612



Sold Apartment

Friday, 11 August 2023

524/61 Cooyong St, Braddon, ACT 2612

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment

\$512,300

Live the urban dream in this luminous 1-bedroom, 1-bathroom apartment, uniquely situated in the pulsating heart of Braddon. As a resident of this vibrant abode, I can personally attest to the unparalleled city lifestyle it offers, alongside the distinct feeling of warmth and spaciousness created by the abundant natural light flowing in. Step inside and be immediately greeted by the expansive open-plan living area, underscored by its distinguishing feature - floor-to-ceiling external windows. This space is awash with sunlight and breathtaking cityscape views, creating an airy atmosphere that extends throughout the day. From sunrise to sunset, this living area has been my tranquil space for relaxation, offering the perfect vantage point to watch the city come alive and wind down. The seamless integration of the contemporary kitchen with the living area makes it a delight for both everyday living and entertaining. Equipped with top-quality appliances and generous storage, this kitchen has been the hub of many delicious creations, surrounded by the city's ever-changing panorama. The well-proportioned bedroom is a serene retreat, featuring large, external-facing windows that bring the outdoors in. The natural light amplifies the sense of space, making it the perfect sanctuary to unwind in. Generous built-in wardrobes provide ample storage, further enhancing the room's functionality. A modern, well-sized bathroom complements the bedroom, creating a private haven to retreat from the buzz of the city. An added boon is the secure garage parking space, invaluable in this lively urban locale. The convenience of dedicated parking has significantly simplified city living during my time here. Location is key, and 524/61 Cooyong St is in the heart of it all - Braddon, known for its trendy eateries, eclectic boutiques, and bustling nightlife. The city center is a short stroll away, making the daily commute a pleasure rather than a chore. The vibrant community spirit and accessibility to city amenities have significantly enriched my living experience here. This well-maintained complex offers a range of amenities and a welcoming neighborhood vibe. Over the years, the combination of friendly neighbors and a dedicated building management team have made this place feel more than just a home. Whether you're a city-loving professional seeking the vibrancy of inner-city living or an investor hunting for a property with excellent rental appeal, this light-filled apartment is an outstanding opportunity. Experience the unique charm of this remarkable urban sanctuary for yourself. Please get in touch to arrange a viewing. I believe you'll adore the luminosity and stylish comfort of 524/61 Cooyong St, Braddon, as much as I have. Key stats Body corporate admin fund levy: 580.57 p.q. Body corporate sinking fund levy: 82.61 p.q.