

**6/123 Lowanna Street, Braddon, ACT 2612**



**Apartment For Sale**

Thursday, 29 February 2024

6/123 Lowanna Street, Braddon, ACT 2612

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Tom Coates  
0410977121



Troy Reddick  
0407808717

**\$430,000+**

Perfectly positioned to take in the leafy parkland views, this ground floor, one bedroom apartment is a rare find for first time buyers and professional couples. The location of the "Cabernet" complex is superb, adjacent to the Lowanna Street Neighbourhood Playground and only minutes to everything that Braddon is famous for - a great choice of popular bars, cafes, restaurants and places of employment. Inside, the clever design maximises the space on offer and includes a generous bedroom with built-in robe, separate study nook, modern bathroom, open plan kitchen with modern appliances, plus a sunny north facing living area. Open the sliding doors and the timber deck is the perfect place for a morning coffee, an afternoon wine or just a quiet spot to enjoy the parkland views. Plenty of extras too - freshly painted throughout, reverse cycle heating & cooling, six star EER, secure car accommodation plus storage cage below. If convenience is important to you then you will love this location. Jump on the bike or the light rail and it's only minutes to Dickson Shopping Precinct, ANU, Haig Park or the heart of Civic. Owner occupiers will enjoy a lifestyle of ease and convenience, while investors can expect excellent rental returns and low vacancy rates. Rates: \$546 p/q Body Corp: \$1464 p/q EER: 6 stars Rental Potential: \$520 per week Please Note: Whilst all care has been taken by Ray White Canberra to ensure accuracy in the preparation of the particulars herein, no warranty or representation, express or implied, as to the accuracy or completeness of the particulars provided is made or given by us and interested parties must therefore rely on their own enquiries. Liability for any error, omission, negligence or misrepresentation is hereby excluded.