

6/7 Coolac Place, Braddon, ACT 2612

ARCHER

Sold Apartment

Monday, 14 August 2023

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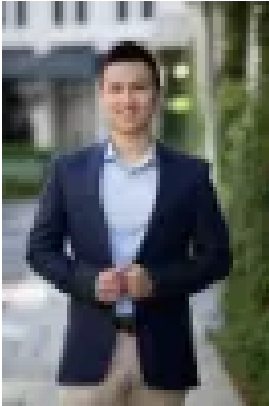
Bedrooms: 1

Bathrooms: 1

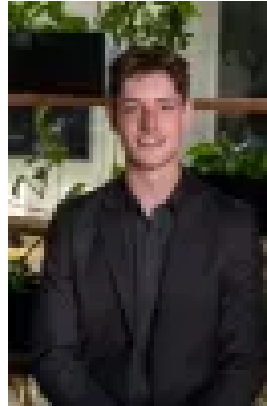
Parkings: 1

Area: 93 m2

Type: Apartment



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\$490,000

Welcome to the epitome of convenience found in this spacious apartment, perfectly positioned just a short stroll away from the Macarthur Ave Light Rail stop. Set within the desirable "Meridan" complex, a boutique and low-density residence nestled in the heart of Braddon, Ainslie, O'Connor, Dickson, Canberra CBD, and Lyneham shopping precincts, this is a truly exceptional location. Immerse yourself in a vibrant atmosphere and relish in the abundance of restaurants, shops, and cafes that await you. Situated on the ground floor, this apartment boasts an impressive open plan living and dining area. Sunlight gracefully filters through the generous windows and sliding doors, creating an inviting ambiance that draws your attention towards the expansive courtyard. This picturesque space is perfect for enjoying morning coffees or unwinding in the evenings. Retreat to the generously-sized bedroom, easily accommodating a king-size bed, and take full advantage of the built-in robe, offering ample storage for your personal belongings. The modern and sleek open-plan kitchen is a true delight for any chef, adorned with a sophisticated stone benchtop, high-quality stainless-steel appliances, and an abundance of storage and pantry space. In addition, a dedicated study-nook awaits, providing an ideal workspace for those who work from home. This rare opportunity awaits, current tenant is moving out on Sep 1st, 2023. Whether you're a first home buyer, downsizer, or investor, don't miss out on this exceptional property. Contact us now for further details and secure your appointment today!

FEATURES

- Oversized 1 bedroom apartment
- Northfacing
- Leafy and quiet Botique complex
- Expansive courtyard
- Study nook, perfect for work from home
- Stainless-steel appliances
- Stone benchtop
- Open dining and living room
- Reverse-cycle air conditioning
- Modern bathroom with floor to ceiling tiles
- European style laundry
- Secure basement parking space with storage cage
- Central location with light rail and public transport stops at your doorstep

Particulars (all approx.) living: 63 m² + 10 m² Terrace + 20 m² Courtyard
Year Built: 2007
Strata: \$1,319/quarter
Rates: \$435/quarter
Landtax: \$554/quarter (only payable when lease out)
Current rent: \$450/week, Tenant vacate on Sep 1st 2023
EER: 3.5

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