

60/10 Ipima Street, Braddon, ACT 2612



Sold Apartment

Saturday, 17 February 2024

60/10 Ipima Street, Braddon, ACT 2612

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Paul Corazza
0418632217



Ray Moon
0401368276

\$425,000

Find the next level of peace and comfort in this spacious 1-bedroom apartment bigger than most one bedroom's without the high price tag. Perfectly positioned on the quiet side of the development away from Northbourne Avenue high up on level 5 in this 'Astin Residence' is ideal for those looking for the peaceful and private lifestyle. Enjoy the benefits and cost saving measures here with updated LED lighting, a new reverse cycle air-conditioner installed, and freshly painted, ready to move straight into. Ideal for any first home buyer looking to enter the market, any lie-in owner wanting to take advantage of this premium location, or the astute investor seeking an addition to their property, this property is sure to put you on the road to riches and tick all the right boxes and more. The internal layout has been well-designed that offers a great portion of space in all rooms to ensure complete relaxation throughout. You're spoilt for choice in the living and dining areas providing plenty of space to establish an inviting lounge room for day-to-day living, a separate dining area with enough room for a proper eight-seat dining table to host guests in style, or the additional options for a seating or study space ideal for a student or working from home. Extend your living out onto the balcony that presents a quiet outdoor setting with additional living space to admire. When you're not out enjoying the local restaurants and eating out during the week, the kitchen delivers a practical galley style layout for cooking homemade meals to perfection. The large benchtop extends nicely across the kitchen with plenty of space for meal preparation and sitting space underneath for meals on the go or conversing with guest. The integrated dishwasher, built-in microwave compliments the design along with a Bosch oven and cooktop to make for easy and simple home cooking. Walk into the bedroom and admire the space that flows through the room measured at 3.9m by 2.9m. Complete with private sliding door access out onto the balcony for added enjoyment, a window for added light and a well-sized walk-in robe, this bedroom resonates a peaceful abode for any single or couple to appreciate. In this highly desirable location, enjoy the range of options to keep your social calendar busy. Situated next door, the iconic Rex Hotel offers the glamorous Howling Moon Bar on the top floor with stunning views of the city and surrounds to enjoy a drink or bite to eat with friends. The City Centre and the vibrant Lonsdale Street is only a short walk away and offers a plethora of restaurants, bars, clubs, and shopping venues to visit and enjoy.

Summary of features: Updated 1-bedroom in the 'Astin Residences' with new LED lights & freshly painted Peacefully positioned on the quiet side of the development away from Northbourne Avenue on level 5 Convenient location nearby the Light Rail & close to Lonsdale & Mort Street Sizeable open plan layout to create separate living & dining areas Spacious lounge area for day-to-day living Great sized dining space for hosting guests in style Quiet entertainer's balcony for outdoor relaxation NBN connection New reverse cycle air-conditioner Window treatments Practical galley style kitchen with a large benchtop for meal preparation & space 20mm stone benchtops & sitting space underneath for meals on the go & conversing with guests Built-in microwave & Bosch oven Integrated dishwasher Ample pantry & cupboard space Internal laundry & storage room – potential to add cupboards/shelving for kitchen & household goods Well-sized bedroom (3.9m x 2.9m) with a window & private sliding door access onto the balcony Walk-in robe with shelving & storage space Bathroom with full-height tiling, vanity unit & a shower Linen cupboard for household storage Basement car parking with a storage cage Visitor car parking Vacant & ready to move in now & enjoy Located close to: Ipima Light Rail The Howling Moon Rooftop Bar O'Connor Shops (The Duxton, IGA, Flatheads & more) Turner Primary School The City Centre & ANU Dickson & Braddon precincts

Key figures: Living area: 67m² Balcony: 8m² Rates: \$1,899 p.a. (approx.) Land tax (Investors only): \$2,299 p.a. (approx.) Strata: \$4,953 p.a. EER: 6