

60/65 Ainslie Avenue, Braddon, ACT 2612



Sold Apartment

Monday, 14 August 2023

60/65 Ainslie Avenue, Braddon, ACT 2612

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 59 m2

Type: Apartment



Nicolas Lecointe
0414357605



Frances Junakovic
0482638870

Contact agent

Contemporary apartment offering the ultimate inner-city lifestyle package for owner occupiers or an enviable AirBnB income for investors. When entering the apartment you will appreciate the kitchen, which is the epitome of style and convenience, large, open & complete with quality appliances and plenty of storage space. You will then be amazed by the generous bedroom size and its walk-in wardrobe. This apartment features ducted air conditioning, to keep you cool in those hot summer months and warm during winter. The spacious living room opens up onto a private porch - ideal for entertaining guests or just taking some time out to relax and enjoy the evening summer breeze and the morning dew with a cup of coffee. You have the opportunity to live on the ground floor in a small, well-maintained complex of two floors and to be only footsteps from Canberra Centre, public transport options, shops, and Glebe Park. With its well-thought layout and stylish finishes, this apartment really does stand out and it's sure to make an excellent home or investment opportunity. The Owners' Favourite Part: Location & return on investment. Features include:- Beautiful open-plan living space- Courtyard enjoys a peaceful, leafy outlook- Well-equipped kitchen featuring built-in appliances- Double-glazed windows & sliding doors- Large bedroom with walk-in wardrobe- Floor-to-ceiling tiles in the bathroom- Ground floor- One secure underground car space with lift access- Storage cage- Ducted air conditioning- Amazing location only walking distance to the city centre- Low maintenance, ideal for investors, first-home buyers or downsizers- Well-maintained development- Bespoke joinery- Integrated appliances- Tiled kitchen/bathroom, carpet bedroom & living area- Manicured common garden area- Ducted air conditioning - Security intercom- Close to popular city shopping and eateries- Walk to City Centre, bus interchange and light rail- Close to ANU, Lake Burley Griffin, Mt Ainslie Reserve and the Canberra Centre Particulars (all approx.): - Living Area: 59m²- Porch: 8m²- EER: 6.0- Rates: \$525.23 pq- Strata: \$1,011.98 pq- Land Tax (Investors Only): \$637.15 pq