

602/32 Mort Street, Braddon, ACT 2612

STONE

Apartment For Sale

Monday, 4 September 2023

602/32 Mort Street, Braddon, ACT 2612

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 94 m2

Type: Apartment



Jess Smith
0410125475



Alex Ogbonna
0423535024

\$699,000+

The Yamaroshi complex is inspired by Japanese living, these apartments offer sleek and innovative design with masses of inbuilt storage and integrated appliances. Located in the bustling Braddon restaurant precinct you will be spoilt for choice when it comes to your morning coffee or evening meal. With Lonsdale street and the CBD at your doorstep, leave your car at home and enjoy the freedom of walking to where you need to be. These apartments offer it all, sleek modern style and city convenience. Features Overview:- Single-level floorplan apartment on the top level. - Double-glazed- NBN connected with FTTP- Age: 4 years (built in 2019)- Units plan number: 4800- EER (Energy Efficiency Rating): 6 Stars Development Information:- Name of development: Yamaroshi- Number of units in development: 68- Strata management: Bright and Duggan Sizes (Approx)- Internal Living: 79 sqm- Balcony: 15 sqm- Total residence: 94 sqm Prices- Strata Levies: \$1,354.24 per quarter- Rates: \$379.75 per quarter- Land Tax (Investors only): \$490.75 per quarter- Currently on a fixed-term lease until 23 July 2024 for \$676.08 per week Inside:- Balcony facing 1st bedroom with built-in robe and ensuite bathroom- Spacious 2nd bedroom with built-in robe- Main bathroom with shower and European-style laundry- Open-plan living- Light-filled lounge and dining with glass sliding doors through to the balcony- Built-in cabinetry- Floating timber floors throughout - Modern kitchen with quality appliances, ample storage space and an island bench- SMEG appliances - Ducted reverse cycle heating and cooling- Gas hot water Outside:- Basement parking with storage- Large balcony with stunning views The suburb is one of the oldest suburbs in Canberra, a relatively young city, settled in 1922 and gazetted as a division name in September 1928. It contained Canberra's first light-industrial area. In recent years this area has begun to be redeveloped as an entertainment and residential precinct. Other areas have been redeveloped with flats. It is now Canberra's most densely populated suburb. Inspections: View via appointment, please email us at: jesssmith@stonerealestate.com.au Disclaimer: The material and information contained within this marketing are for general information purposes only. Stone Gungahlin does not accept responsibility and disclaims all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties make further enquiries.