

603/55 Currong Street, Braddon, ACT 2612



Sold Apartment

Monday, 14 August 2023

603/55 Currong Street, Braddon, ACT 2612

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 65 m2

Type: Apartment



Rita Feng

0432109538

Contact agent

Conveniently located in the city's CBD, Founders Lane's Dawn, occupies one of the most coveted positions in all of Canberra, providing endless lifestyle opportunities. To the north is Lonsdale Street, with its endless tapestry of bars, cafes, and restaurants. To the east, beyond the cultural hub of Gorman House, lie the vast nature reserves of Mt Ainslie and to the south, a single road separates Dawn from the shopping mecca of Canberra Centre and the increasingly vibrant CBD. Dawn has been crafted with meticulous attention to detail. The luxury kitchen featuring SMEG appliances is perfect for whipping up an easy dinner or a gourmet meal for friends which can be enjoyed on the generous balcony. The stylish finishes in the master bedroom and bathroom will please the eye while there is well-designed storage space throughout the apartment. The development is built around a central courtyard to provide a quiet oasis in the city while allowing natural light and cross ventilation to the apartments. There is also a rooftop garden to relax in while enjoying the amazing views including Mount Ainslie. Dawn, pays homage to the past, through the use of recycled bricks in parts of the facade and the design around beautiful existing heritage trees, while looking to the future with modern, light-filled spaces and perfectly designed, livable homes.

Apartment Features:-

- Top floor apartment with 'Sky-Light' window allowing extra natural light. Floor to ceiling height windows through out;
- East facing with beautiful open view towards Mt. Ainslie;
- Engineered timber floating flooring in living/dining area;
- Ducted Reverse cycle air-conditioning (heating & cooling) in living/dining area and both bedrooms;
- Full size open kitchen with high-end inclusions: SMEG integrated oven, full-size dishwasher, 4 burners ceramic cook top, duct out range-hood;
- Stone bench top with breakfast bar. Ample storage and cabinetry space;
- The two bedrooms are separated. Both bedrooms are spacious enough to fit a queen size bed, 2 bedside tables and a study desk. BIRs in both rooms;
- Spacious under cover balcony with view towards Mt. Ainslie;
- In almost brand new condition. Furniture package is available for purchase;
- Secure, long term investment with low vacancy rate, high rental return, and reasonable on going fees.

Development Features:-

- CBD location, walk to everything you need: public transports (light rail and buses), Canberra Shopping Mall, ANU, offices etc;
- Rooftop garden with stunning 360-degree views with BBQ area;
- Only 6 stories boutique residential building. Newly settled within 12mths.

Body Corporate: \$2,400/yr approx. **Rates:** \$1,300/yr approx. This property is currently being operated as an air b&b which generates an average of \$220 per night. Please call Rita Feng on 0432 109 538 now to arrange a private inspection or for more information.