

607/86-88 Northbourne Avenue, Braddon, ACT 2612 **CIVIUM**

Apartment For Sale

Friday, 15 March 2024

607/86-88 Northbourne Avenue, Braddon, ACT 2612

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 89 m2

Type: Apartment



Josh Finnigan
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\$449,000+

Welcome to contemporary living in the heart of Braddon, where convenience meets style. Presenting Unit 607 at 86-88 Northbourne Avenue, offering an exceptional opportunity for those seeking the ultimate urban lifestyle. The spacious apartment has a thoughtful layout with plenty of natural light and views of Black Mountain from most areas in the apartment. The kitchen has modern appliances and plenty of bench space and storage. The master bedroom is serviced by its own ensuite. The popular Phoenix complex has plenty of amenities with a pool, gym and entertaining areas to use at your leisure. Nestled in the heart of Canberra's bustling inner north, Braddon is renowned for its extensive mix of dining, entertainment, and cultural experiences. From artisanal coffee shops to hip boutiques and galleries, there's always something new to discover just steps from your doorstep. With its vibrant atmosphere and close-knit community, Braddon offers the perfect balance of urban living and suburban charm.

Features:- Large master bedroom with access to balcony - Modern bathroom - Practical kitchen with breakfast bar and stone bench tops- Open-plan living with plenty of natural light- Covered balcony with views of Black Mountain- Reverse cycle heating and cooling- Underground secure parking- Outdoor Pool and indoor Gym within the complex- Extensive dining, entertainment and shopping at your doorstep.- 76m² living + 13m² Balcony- Strata \$1085 pq approx- Rates \$465 pq approx- Land Tax \$566 pq approx

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