

609/104 Northbourne Avenue, Braddon, ACT 2612



Apartment For Sale

Friday, 5 April 2024

609/104 Northbourne Avenue, Braddon, ACT 2612

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 78 m2

Type: Apartment



Bona Kim
0450660813



Luna Moon

\$510,000+

This apartment is currently renting for \$510pw until 24/10/2024. This meticulously crafted 1-bedroom apartment, accompanied by a versatile study, offers a taste of urban living at its finest. The location places you within walking distance of the CBD, where you'll be surrounded by some of Canberra's finest cafes, restaurants, boutiques, cultural attractions, and the prestigious Australian National University. With double-glazed windows inviting an abundance of natural light, the apartment provides a stylish and comfortable living space. The apartment boasts a well-appointed kitchen featuring premium stainless steel appliances, stone countertops, and ample storage. The bedroom is complemented by a private balcony, while an additional room serves as an ideal home office, study, or extra storage, complete with its own built-in wardrobe. The elegant bathroom is a haven of modern design, showcasing a stone-topped vanity, deluxe basin, and high-quality fixtures. This apartment offers a unique opportunity to embrace the vibrant lifestyle and convenience of central Braddon living. Don't miss the chance to experience the essence of Canberra's cosmopolitan charm.

- Short walk to the Light rail stop
- The ANU is a short walk or bike ride
- Double glazed windows throughout
- European appliances in the kitchen
- Floor to ceiling tiles in the bathroom.

Enjoy the open plan living area with the following features:-

- The modern kitchen comes equipped with a dishwasher, microwave, under bench oven, and hotplates.
- The second bedroom or study does not have an external window.
- Access the covered balcony from the living area and the main bedroom.
- The main bedroom features walkthrough robes and access to the bathroom.
- The bathroom has dual access from the entry and the bedroom.
- There is a built-in laundry.
- Stay comfortable with ducted reverse cycle air-conditioning.
- Enjoy the convenience of video intercom access.
- NBN is installed for fast internet connection.
- Park your car in the basement carpark and store belongings in the store cage.

The Numbers:-

- Unit size: 70sqm
- Balcony: 8sqm
- Total: 78sqm
- EER: 6.0 stars
- Building completed: 2015
- Estimated rental income: \$550-\$580 per week
- Rates: \$480.00 p.q. (approx.)
- Land Tax: \$574.21 p.q (approx.)
- Strata levy: \$901.15 per 6 months (approx.)