

**613/55 Currong Street, Braddon, ACT 2612**

LUTON

**Apartment For Sale**

Friday, 22 December 2023

613/55 Currong Street, Braddon, ACT 2612

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 4**

**Type: Apartment**



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## Auction

Welcome to the epitome of contemporary elegance and urban convenience at 613/55 Currong Street, Braddon. A luxurious lifestyle with unmatched features and breathtaking panoramic views. This residence boasts 2 bedrooms, 2 bathrooms, 4 car spaces, and an impressive 2 storage cages, providing unparalleled comfort and convenience for your urban lifestyle. The property is just two years old, ensuring a modern living experience with the latest in design and construction technology. Immerse yourself in the natural beauty of the region with uninterrupted views of the majestic Mt Ainslie. Every glance out your window is a picturesque moment, creating a sense of tranquility and connection to the surroundings. Inside, the living spaces feature engineered timber floors that add warmth and sophistication to the ambiance. Abundant natural light fills the rooms, creating an open and inviting atmosphere throughout the kitchen and living areas. The chef's delight kitchen is equipped with top-of-the-line Smeg appliances, including an induction cooktop, dishwasher, and oven. Whether you're a seasoned chef or an aspiring home cook, this kitchen is designed to elevate your culinary experiences. The bathrooms are luxurious retreats, with the ensuite offering a full-sized bathtub, full-height tiles, and high-end fittings. Every detail has been carefully curated to provide a spa-like experience in the comfort of your own home. Storage is seamlessly integrated into the design, with built-in robes in bedroom two and a spacious walk-in robe in the master bedroom. Practicality meets style in these thoughtfully designed spaces. This apartment is not just a residence; it's a lifestyle. With its modern design, premium features, and prime location in Braddon, 613/55 Currong Street is an urban oasis waiting to be called home. Property Features: Construction: 2021 EER: 6.0 Stars Body corporate: \$1,131 per quarter approx. Rates: \$496 per quarter approx. Rental Appraisal: \$650 - \$700 /Week Living size: 85m<sup>2</sup> Winter garden: 14 m<sup>2</sup> Total: 99 m<sup>2</sup> Features: - 4 Car spaces - Uninterrupted views of Mt Ainslie - Modern kitchen - Modern bathrooms - New wall panelling - City living - Rooftop BBQ - Smeg Appliances - Walking distance to Shops, Bars and restaurants - Bathtub