

615/43 Currong Street North, Braddon, ACT 2612



Apartment For Sale

Thursday, 4 April 2024

615/43 Currong Street North, Braddon, ACT 2612

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 146 m2

Type: Apartment



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Auction 26/04/2024

Discover a lifestyle of unparalleled sophistication and convenience at apartment 615 in the esteemed 'Provenance' development. This top-floor penthouse-style residence presents a rare opportunity for professionals and downsizers seeking a blend of luxury and practicality. With expansive floor-to-ceiling double glazed windows offering uninterrupted vistas of Mount Ainslie, the War Memorial, and beyond, every moment spent in this abode is infused with natural beauty and tranquility. The spacious balcony, wrapping around the north and east sides, provides an ideal setting for unwinding after a busy day or hosting intimate gatherings with friends and colleagues. Inside, three bedrooms, including a luxurious master with ample built-in wardrobe storage and a private ensuite with separate bath, offer a retreat from the hustle and bustle of city life. The modern open-plan kitchen, adorned with quality joinery and stone benchtops, invites culinary exploration and social interaction. With the added convenience of four secure parking bays and a dedicated storage cage, residents can enjoy peace of mind and ample space for their belongings. Located just moments from the vibrant Canberra Centre, this residence offers easy access to a plethora of shopping, dining, and entertainment options, making it the ultimate urban sanctuary for those seeking a refined lifestyle without compromise. Don't miss the chance to embrace this real lifestyle opportunity - contact us today to experience the epitome of urban living at apartment 615/43 Currong Street North, Braddon. Property features include: • Exceptional top floor position with dramatic, uninterrupted views • Expansive open plan living features timber flooring and floor to ceiling double glazed windows and doors • Sleek contemporary kitchen fitted with quality appliances and stone benchtops • Large master suite with ample built in wardrobe storage and private ensuite with separate full size bath • Modern bathroom plus separate laundry • Two spare bedrooms, the third fitted with walk in wardrobe/excess storage • Ducted reverse cycle heating and cooling • Incredible 69m² wrap around balcony • 4 secure basement carparks; two side by side, two tandem • Secure basement storage • Living: 146sqm • Balcony: 69sqm • EER: 5.5 • Rates: \$2,574.77p/a • Land Tax (if rented): \$3,169.77p/a • Body Corporate: \$2,365.25 p/qtr Close Proximity To: • Civic Centre shopping & restaurant precinct • Public service buildings • National Museum of Australia • Ainslie School • Campbell High School • Merici College • The Australian National University • Mount Ainslie Nature Reserve • Lake Burley Griffin • Arterial roads & Public Transport - Buses and light rail Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.