

624/45 Ainslie Avenue, Braddon, ACT 2612



Apartment For Sale

Sunday, 10 December 2023

624/45 Ainslie Avenue, Braddon, ACT 2612

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Sam Glyde
0428221300



Nick Purnell
0262952011

\$499,000+

Situated within the Founders Lane development, The Mark serves as an architectural centerpiece, defining the essence of Canberra's Inner North with its captivating presence. The kitchen boasts high-end SMEG appliances, featuring a top-tier dishwasher and electric cooking amenities. For those set to reside here, the expansive rooftop garden awaits, offering not only BBQ facilities but also breathtaking views—ideal for hosting summer gatherings. Additionally, the apartment ensures your comfort throughout the year with its ducted reverse cycle air conditioning and double glazed windows. Plus, the convenience of elevator access adds to the overall ease of living here. The master bedroom seamlessly combines comfort and sophistication, bathed in natural light that pours through its expansive windows, providing scenic views of the surrounding area. Adding to the convenience, the master bedroom features a built-in robe, ensuring practicality meets elegance in this refined space. Nestled in the vibrant core of Canberra's CBD, this property stands just moments away from every essential amenity. From retail outlets to exquisite dining spots, lively cafes, efficient public transport, and beyond, everything you need is within easy reach! * hardwood flooring to open plan living space, warm carpet to bedroom * study nook * gourmet kitchen with high-end SMEG appliances and integrated dishwasher & double oven upgrade * stone benchtops * ducted reverse cycle air conditioning * built-in wardrobe to bedroom * double glazed, tinted windows * quality window furnishings * european laundry & dryer * video intercom * NBN ready * rubbish chute and lift access located within steps of your front door * undercover car park & storage cage Fees (approx.) Body Corporate: \$728pq Land Tax (if rented): \$511pq Rates: \$429pq