

**63/65 Ainslie Avenue, Braddon, ACT 2612**

*Solely*  
PROPERTIES

**Sold Apartment**

Friday, 25 August 2023

**63/65 Ainslie Avenue, Braddon, ACT 2612**

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



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**\$776,000**

Situated on Ainslie Avenue with easy access to the City and Braddon, the location of this two bedroom apartment in the 'Gatsby' complex simply cannot be beaten. Located on the first floor, this apartment provides an amazing 95sqm of internal living space and 21sqm of balconies. A gallery style entrance leads past the coat cupboard near the front door, to the open plan living/dining with generous built-in display cabinetry and is underpinned by a streamlined kitchen boasting smooth stone surfaces, a movable custom breakfast bar with Spotted Gum bench, twin sinks and stainless-steel Miele appliances including a semi-integrated dishwasher. A glass slide opens to reveal a large north-west oriented main balcony, facing internally into the complex and providing a leafy outlook and a quiet spot to enjoy your choice of beverage and a good book. Enjoy comfort in a pair of substantially sized bedrooms with built-in robes, each serviced by a hotel inspired fully tiled bathroom with feature tiling, a vanity, shower and toilet. Also take advantage of a European laundry with dryer, ducted (in the living area and bedroom 1) Acson reverse cycle air conditioning, ceiling fans in both bedrooms and the living area, quality window furnishings, recessed down-lighting, two dedicated side-by-side car spaces and a lockable storage cage in the secure basement carpark. Make no mistake, this is the perfect fit for owner-occupiers, city professionals and astute investors. Inspect to be impressed! EER 6.0 Unit Plan: 2807 Body Corporate: Civium Body Corporate Body Corporate fees: \$1,666.57p/q (approx.) AUV: \$8,235,000 (Unit Entitlement: 1.7%) Unit Rates: \$2,441.56p/a (approx.) Unit Land Tax: \$3,008.49p/a (approx.) Why this apartment is solely for you: \* Located on the first floor of the popular and well maintained "Gatsby" complex, a short stroll to the city centre including The Canberra Centre, shops, restaurants, cafes, bars, night clubs, public transport, government and private sector offices, Glebe Park, the National Convention Centre, The War Memorial, Braddon and Lake Burley Griffin \* A long entry corridor, with coat cupboard near the front door, leads to the open plan living/dining/kitchen with generous built-in display cabinetry \* The living area leads out to the large north/west oriented main balcony, which faces internally into the complex and provides a leafy outlook and a quiet spot to enjoy your choice of beverage and a good book \* Gorgeous kitchen with a neutral colour scheme providing a timeless look, 20mm Caesarstone benchtops, a movable custom breakfast bar with Spotted Gum bench, two feature pendent lights over the breakfast bar, generous storage, a 'subway tiled' splashback, dual sinks, and a quality Miele appliance package consisting of an electric oven, a ceramic cooktop, a rangehood and a semi-integrated dishwasher \* Two spacious and segregated bedrooms \* The main bedroom is located at the back of the apartment and features a sliding door to the main balcony, a built-in robe, a ceiling fan and a large ensuite with floor-to-ceiling tiling, a shower, toilet, vanity and a window \* The second bedroom is located near the front door and features a built-in robe, a sliding door to a small private balcony, and direct access to the two-way main bathroom, which complements the ensuite and also features a window allowing ventilation and natural light \* European laundry with a sink and Fisher & Paykel dryer, is located next to the main bathroom \* Year-round comfort is maintained by a ducted (in the living area and bedroom 1) Acson reverse cycle air conditioner and ceiling fans in both bedrooms and the living area \* Quality window furnishings, including plantation shutters from the living area to the main balcony, and privacy and blockout roller shutters in both bedrooms \* Stunning Spotted Gum engineered timber flooring in the bedrooms and living area \* Two (side-by-side) car spaces in the secure basement carpark \* Allocated lockable storage cage \* Approximately 95m<sup>2</sup> of living and 21m<sup>2</sup> of balconies \* Suitable for first home buyers, investors or those looking for more maintenance friendly living, in a quiet complex, mere moments from the heart of the city