

630/61 Cooyong Street, Braddon, ACT 2612

Apartment For Sale

Tuesday, 19 December 2023



630/61 Cooyong Street, Braddon, ACT 2612

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Tony Yip

0261339990

\$500,000 +

Located in SOL at Founders Lane, this one-bedroom, one-bathroom apartment positions you perfectly to enjoy all the city has to offer. The apartment includes a Euro-style laundry and gallery kitchen layout with high energy star rating SMEG appliances. Upgraded timber flooring, high-quality fittings, and contemporary tactile finishes give your new home an enduring and modern sense of style. This remarkable residence enjoys an ideal location directly opposite the renowned Canberra Centre, nestled in the bustling heart of the city. With its close proximity to an array of restaurants, cafes, shops, medical centre, public transport, the Canberra Centre, and the prestigious Australia National University, this charming home presents an exceptional opportunity for first-time homebuyers, downsizers, and investors alike. Why continue paying rent when you can embrace the benefits of owning your own home? For further details and to secure your appointment, please don't hesitate to contact us. Act now to seize this rare opportunity!

Features: Internal: 51 m²
External: 9m² SMEG kitchen appliances Upgraded timber flooring Stone benchtop Ducted reverse cycle air conditioning (condenser located away from balcony) Double-glazing windows and sliding doors Dryer to laundry Communal rooftop garden and BBQ area Built 2021 Leased 17 July 2024 - \$580 pw Strata : \$2,496.70 p/a (approx) Rates: \$413 p/q (approx) Land tax: \$476.39 p/q (approx) investment only Location: Opposite Canberra Centre 10-minute walk to Alinga Street Light Rail Stop 10-minute walk to Braddon food and drink precinct 10-minute walk to the Australian National University