

**68/10 Ipima Street, Braddon, ACT 2612**

**McIntyre**  
PROPERTY

**Sold Apartment**

Monday, 14 August 2023

68/10 Ipima Street, Braddon, ACT 2612

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 58 m2**

**Type: Apartment**

**\$420,000**

THE ASTIN Located on the 5th floor, this spacious and modern 1-bedroom apartment showcases modern features throughout for any owner or tenant looking for a modern lifestyle. There is an open plan functional kitchen and living area that opens out onto the delights of a private North-oriented balcony. The generous bedroom enjoys a relaxing outlook and is complete with the bonus of a large walk-in robe, offering plenty of storage for everyone's wants and needs. The European laundry is off the bathroom with oversized shower and comes complete with dryer. The Astin complex boasts an outstanding location well maintained with communal garden areas, providing you with the perfect place to unwind. This is a light, modern apartment in a truly central location, situated in the heart of Canberra, with the benefits of the tram nearly right at your doorstep. A must to inspect - Elevated location with an abundance of natural sunlight is the bomb when needing an investment this close to all the benefits of Canberra city. Features Include:- Reverse cycle heating and cooling split system- Basement car space and storage cage with lift access- Electric cooking- Dishwasher- Vibrant Inner North location, close to Canberra CBD- North facing balcony - Security complex - Currently leased at \$980 per fortnight until 10/11/2023- Body corporation and admin fees combined: \$5,289.40 per annum Outgoings & Property Information: Living size: 58 sqm Balcony: 7 sqm Rates: \$475 per quarter Body Corporate fees: \$5,289.40 per annum Land tax (if rented): \$567.30 per quarter Expected rent: \$980 per fortnight Year Built: 2013 EER: 6.0 Disclaimer: While we take all due care in gathering details regarding our properties either for sale or lease, we accept no responsibility for any inaccuracies herein. All parties/applicants should rely on their own research to confirm any information provided.