

7/28 Mort Street, Braddon, ACT 2612

Sold Unit

Friday, 11 August 2023

7/28 Mort Street, Braddon, ACT 2612

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit



Tammy Bush
0262094004



Graham Bush
0427225823

\$426,000

Introducing an exquisite apartment in the heart of Braddon, offering an array of desirable features. With its expansive windows and a generously sized bedroom, this stylish residence is sure to captivate you. Situated amidst a vibrant neighbourhood, renowned for its award-winning restaurants, trendy cafes, and boutique shopping, this location promises an exceptional lifestyle. The living area is flooded with natural light, creating an inviting and spacious ambiance. Adorned with a modern kitchen equipped with top-of-the-line stainless steel appliances, including a convenient dishwasher, this space is perfect for both everyday living and hosting gatherings. Step outside onto the sizable private balcony, extending the entertainment options and providing a delightful retreat. The bathroom is both spacious and functional, featuring a European laundry. The generous bedroom offers mirrored built-in sliding robes, and access to the balcony, combining practicality with elegance. This property is a dream come true for first home buyers and investors alike. Situated in a sought-after inner-city location, it caters to all your needs. Just 200 meters from the vibrant heart of the city, with the renowned Canberra Centre and lively Garema Place within a stone's throw, you'll have unparalleled access to entertainment and amenities. Moreover, running parallel to the bustling Lonsdale Street, you have the freedom to explore the vibrant city scene or unwind peacefully on your balcony—the choice is yours.

Features: • Bosch oven • Bosch electric cooktop • Bosch dishwasher • Modern kitchen • Split system reverse cycle heating and cooling • European laundry • Ample storage in the bathroom • Mirrored built-in cupboard • Large balcony • NBN connected • Access to communal courtyard • Secure car park • Intercom access • Close to the tram stop • Close to Canberra's best café and dining scene

Essentials: • EER: 6 • Living area: 53.2m² approx. • Balcony size: 15m² approx. • Rates: \$1,919.83 p.a. • Strata levies: \$1,239 p.q. • Land tax: \$2,346.44 p.a. • Age: 2013 • Expected Rental return: \$510.00 to \$540.00 per week.