

**704/53 Mort Street, Braddon, ACT 2612**

ARCHER

## **Apartment For Sale**

Thursday, 7 March 2024

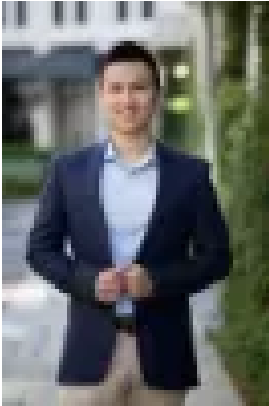
704/53 Mort Street, Braddon, ACT 2612

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Alex Wang

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**\$525,000+**

Perched on level 7, the top level, facing east (away from Northbourne Ave) with stunning mountain views and located in the heart of Canberra, this premium apartment incorporates inner city living as well as a sense of privacy - something many wish for but few possess. This apartment features 1 bedroom + 1 study (both with built ins). The large, open plan design and large all-weather terrace/balcony leading from the spacious living area and master bedroom connects the apartment with the outdoors and primes this space for relaxing and entertaining - a rarity among city apartments. The expansive, tiled balcony is perfect for that Saturday afternoon BBQ with friends or simply to unwind with a glass of wine after work! The living area, balcony, and bedroom all offer panoramic mountain views. The modern kitchen is fitted with high quality features including SMEG appliances, chrome tapware, stone bench tops and abundant storage with soft closures. A European laundry with dryer and a pristine bathroom with duel towel rails highlight the functional use of space. The IQ apartments draw their name from the smart technologies that the discerning buyer is looking for including Fibre NBN connection, SMATV system, Pay/FTA TV outlets, real time energy monitoring, video intercom and programmable ducted reverse cycle air conditioning (with compressor on the roof not the balcony). The building has a large lobby, an internal garden and BBQ area, as well as comprehensive security with restricted access, security cameras and reliable visitor parkings. The IQ building is directly adjacent to a light rail stop on Northbourne Avenue, a stone's throw from Lonsdale Street's cafes, bars and restaurants, a short walk to many amenities including the Canberra Centre, the Australian National University, the City Library and Lake Burley Griffin and just a 15-minute drive to the Canberra airport. This property is a rare opportunity for downsizers, first home buyers, and investors! Contact us for more information and confirm your appointment today!

Features: ? Stunning mountain views ? 2.7 m high ceiling ? Sun-drenched balcony with access from the living room and bedroom ? Extensive built ins ? Double glazing windows and sliding doors ? Reverse cycle programmable ducted air conditioning ? SMEG appliances including ceramic touch control cook-top, range-hood, fan-forced oven, dishwasher ? Stone kitchen benches ? Quality carpets and tiles throughout ? European style laundry with dryer ? Security system and smart technology ? Fibre NBN connection, SMATV system and Pay/FTA TV outlets ? Privacy and block out blinds ? Underground secure parking plus storage unit ? Easy access to public transport and light rail station. Walking distance to the trendy and vibrant Braddon dining precinct and Canberra Center

Particulars (all approx.) Year Built: 2017 Strata: \$946/quarter Rates: \$487/quarter Rent Estimate: \$550/week EER: 6.0

**DISCLAIMER** We have obtained all information provided here from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations and satisfy themselves of all aspects of such information including without limitation, any income, rentals, dimensions, areas, zoning and permits. Any figures and information contained in this advertisement are approximate and a guide only and should not be relied upon for financial purposes or taken as advice of any nature. Individuals, Self-Managed Super Funds, companies, anyone or entity, should make their own inquires and seek their own advice and rely only upon those inquiries and advice. Archer does not guarantee the accuracy of the information above and are not financial advisers or accountants and do not provide any of the above information as advice of any nature.