

**708/74-76 Northbourne Avenue, Braddon, ACT  
2612**

**VERV**

**Sold Apartment**

Sunday, 13 August 2023

708/74-76 Northbourne Avenue, Braddon, ACT 2612

**Bedrooms: 2**

**Bathrooms: 2**

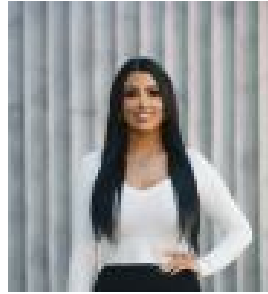
**Parkings: 1**

**Area: 82 m2**

**Type: Apartment**



Jason Roses  
0431419847



Sharna Sinclair  
0261763476

**\$525,000**

This gorgeously appointed apartment is positioned in the heart of Braddon and located in amongst the bustling metropolitan lifestyle afforded by Inner City Living. The apartment comes fully furnished and ready to move in or rent! This spacious two-bedroom, two bathroom apartment located on the 7th floor is set over an impressive 82m<sup>2</sup> of internal living, generous open plan living area with an additional 8m<sup>2</sup> of balcony. Within walking distance to Braddon's booming retail precinct & Canberra City at your doorstep, this is an enviable address. Bars, cafes, restaurants and boutique retail stores line the streets of Lonsdale & Mort Street – you get to call the heart of Canberra your home. The apartment can be lived in, rented privately or rented through Medina Serviced Apartment arrangement. Features:- Stylish Braddon apartment Impressive 82m<sup>2</sup> internal living- Updated throughout (2016)- Two bedroom apartment- Two bathrooms (main & ensuite)- Open plan living area - AC reverse cycle cooling x 2- All furniture included- Single underground basement carparking- Outdoor heated swimming pool & spa, gym, sauna & BBQ area- In the heart of Braddon dining precinct- Short walk to Canberra Centre Living: 82m<sup>2</sup> approx. Terrace: 8m<sup>2</sup> approx. EER: 6 star approx. Rates: \$1,926.71 per annum approx. Land Tax: \$2,335.88 per annum approx. (only paid if rented out)