

**713/45 Ainslie Avenue, Braddon, ACT 2612**



**Sold Apartment**

Friday, 3 November 2023

713/45 Ainslie Avenue, Braddon, ACT 2612

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Bree Prince  
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Goran Stefanoski  
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## Contact agent

What you see: A modern design, contemporary finishes and a location that's hard to beat. What we see: City living. See more: Premium position located on level 7 Well equipped kitchen with soft close cabinetry, appliances include Smeg oven, cook top and integrated dishwasher Modern stone island waterfall bench top Open plan living and dining area Floor to ceiling tiles in bathrooms Views to Black Mountain Tower Master bedroom with ensuite, built in robe and balcony access Bedroom two with built in robes and balcony access Ducted heating and cooling Spacious winter garden Double glazed windows European laundry Intercom Swipe entry to foyer and lift Secure basement parking NBN Connected Current lease in place until 10 May 2024 Within 5 minutes drive to Campbell High School Within 5 minutes drive to Australian National University Within 6 minutes drive to Lake Burley Griffin Within 12 minutes drive to Canberra Airport Within 14 minutes drive to Belconnen Town Centre Within 16 minutes drive to University of Canberra Year Built: 2019 Total living: 78m<sup>2</sup> Winter garden: 27m<sup>2</sup> EER: 6.0 Rental range: \$700 - \$750 p.w Body corporate: \$1,030 p.q Rates: \$1,872 p.a Land Tax: \$2,243 p.a Disclaimer: The above figures are approximate only. The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries