

74/2 Torrens Street, Braddon, ACT 2612



Apartment For Sale

Thursday, 25 January 2024

74/2 Torrens Street, Braddon, ACT 2612

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



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Offers Over \$465,000

I bet you haven't seen one of these units before! 1-bedroom units are very rare within 'The Grounds' development, in fact there is only 1 per level with the majority of the units being 2- or 3-bedroom designs. Unit 74 is situated at the back of the development and looking over the quieter Donaldson Street, offering great views over the established trees looking across Braddon and the City. The unit is also surprisingly private and peaceful with no other units looking in, so you can run around in PJs in confidence. Attention live in owners – want early access prior to settlement and a guaranteed move in date? Well good news, we can make that happen. Your next chapter is calling your name & having a home sweet home to call your own is ready for you now. This apartment makes living cool, calm & care-free and with vacant possession and early access on offer you could be unlocking your new front door sooner than you think. Attention investors – early access is also available to your property manager so tenants can view the unit and be pre signed prior to settlement. You can also receive a higher rental return if purchased fully furnished. Conveniently located and bordering the City, you will be within a short walk to the Canberra Centre, bus interchange, light rail, ANU & much more within minutes - perfect for those wanting a central location and everything at their fingertips. Like what you've heard? This is only the beginning! Take a peek and watch the video to see what this property has to offer. It's our 24/7 salesperson for you to get an excellent feel for the features and benefits of this apartment inside and out. It's the most informative property video you will watch during your property search, but don't just take our word for it. To receive a copy of the digital brochure containing an explanation of our friendly sales campaign, the contract and much more, just send us an email and we will shoot it straight through. What buyers will love:

- A high quality and modern development built by renowned builders Construction Control
- Situated at the back of the development
- Looking over the quieter, low rise buildings on Donaldson St
- Great views over the established trees looking across Braddon and the City
- You can even see the War Memorial and Mt Ainslie from your balcony, plus the fireworks on New Years Eve
- Surprisingly private and peaceful with no other units looking in
- 100m away from the Canberra Centre
- Rare offering. There is only one x 1 bedroom unit per level
- Vacant and ready for you now
- Early access available prior to settlement if you want to move in quickly
- Low strata levies

Features:

- 2 x reverse cycle heating and cooling systems (living area and bedroom)
- Kitchen with full length pantry, stone bench tops, oven, microwave, electric cooktop, externally ducted range hood (rare in unit living), dishwasher plus lots of cupboards and soft close drawers
- Single car park in basement plus a storage enclosure
- You may not need your car though so consider renting out the highly sought after car park location for around \$75/week or \$3,900/year for some extra spending money
- Double glazed windows
- Dual roller blinds in the living area, and a block out roman blind in the bedroom
- Double Linen cupboard
- Double built in robes and City views from the bedroom
- European laundry design with washer/dryer and instantaneous electric hot water system
- Modern bathroom with good storage options and a large shower

The Ground development includes:

- Video intercom access
- CCTV
- NBN – FTTP
- 2 x lifts
- Rubbish shoot on each level
- 4 x visitor car parks in basement
- Communal gardens and seating areas in the heart of the development
- Strata manager: LJ Hooker
- Short walk to the City, bus interchange, ANU, and Canberra Centre shopping area
- Short walk to a wide range of cafes, restaurants, and amenity in Braddon
- Located a short walk to the light rail stop on Northbourne Avenue

The Numbers (approx.):

- Living area: 45m²
- Balcony: 6m²
- Total: 51m²
- EER: 6 stars
- Level 6

General rates: \$1,535 p.a. • Water & sewerage rates: \$704 p.a. • Land tax (investors only): \$1,841 p.a. • Strata levies: \$2,194 p.a. • Total funds held by owner's corporation: \$42,657 as of 01/11/23 • Age: 4 years. Built 2020 • 145 units in total • Units plan 13317 • Rental estimate (unfurnished) - \$580/wk

To help buyers:

- We have a solicitor pre-allocated to provide a FREE contract review and section 17 to waiver cooling off if required
- Offers are confidential and not disclosed to other buyers
- A pre-approved 5% deposit is only required just prior to exchange of contracts via eft