

**8/10 Lonsdale Street, Braddon, ACT 2612**



**Apartment For Sale**

Friday, 3 May 2024

8/10 Lonsdale Street, Braddon, ACT 2612

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 117 m2**

**Type: Apartment**



Amy Taylor

## \$735,000 to \$750,000

Where contemporary living meets vibrant city vibes in this chic residence. Nestled within the heart of Braddon's bustling precinct, this stylish abode invites you to immerse yourself in a world of convenience and culture. From its sleek design to its enviable location, every aspect of this property beckons the discerning buyer to experience the epitome of modern city living. Discover the allure of 8/10 Lonsdale St – your gateway to a lifestyle defined by luxury, leisure, and limitless possibilities.

Features of the home:

- Functional kitchen features stone bench tops, generous storage options, Bosch induction cooktop & electric fan forced oven, built in microwave & an integrated double drawer dishwasher.
- The adjacent dining area is complemented by a light filled living room offering access to a large balcony perfect for entertaining guests & enjoying district views.
- Generous master bedroom with ensuite, built-in robe & study nook.
- Bedroom 2 features a built-in robe, plush carpets & views across Lonsdale Street through the large corner window.
- Bathrooms include ensuite to master, plus main bathroom including shower, toilet & European laundry with clothes dryer.
- Electric hot water system & RCAC is installed to keep you comfortable all year round.
- Double glazed windows throughout assist with volume & temperature regulation.
- Remote control block-out & sheer curtains to the living room.
- A single car space plus a storage area can be accessed via a lift, plus paid visitor car parking is available at the complex for your guests.
- Upstairs, you will find a rooftop terrace featuring an outdoor BBQ/kitchen complete with motorised shades and planter boxes.
- Located on Level 2 of the Arte Complex, with lift access in a well-maintained complex of 72 units
- A hop, skip & a jump to all the city has to offer, including restaurants, bars, gyms, shopping, public transport & more.
- Rental Estimate: \$680 to \$700 per week in current rental market
- Rates: \$575p.qtr. Land Tax: \$724p.qtr. Strata: \$1336p.qtr. approx.
- Residence: 86m<sup>2</sup> approx. plus Balcony: 31m<sup>2</sup>
- Year Built: 2015
- EER: 6 Stars

Arte offers a unique living experience that is not to be missed. Register your interest by contacting Amy @ MANAGEme today. Manage Me assumes no responsibility or liability for any errors and/or omissions in the contents of this advertisement. Manage Me gives no warranty as to its correctness, accuracy, or sustainability. Interested parties must rely on their own enquiry and should verify accuracy of information before proceeding.