

**8/60 Henty Street, Braddon, ACT 2612**

**Apartment For Sale**

Saturday, 4 May 2024

8/60 Henty Street, Braddon, ACT 2612

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 56 m2**

**Type: Apartment**



Tim Mardiyants  
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**\$429,000+**

This neat and tidy apartment is located in The Vail and offers a combination of outstanding value and lifestyle right on the edge of the City. Positioned on the ground floor and overlooking the Haig Park this apartment ticks all the right boxes for investors, first-home buyers and downsizers alike. The property features a classic open-plan layout, combining the kitchen, dining and living areas that effortlessly flow through to the balcony with excellent views of the Park. The bedroom is generously proportioned including a walk-through robe and connects to a two-way bathroom. The bathroom is well-maintained and maximises the use of space by integrating a laundry area. Additional features include reverse cycle air conditioning, dishwasher and a secure basement carpark. Located in a highly sought-after location just an easy stroll away to the buzzing Braddon precinct or short walk further to the CBD and ANU. This is truly a lifestyle location that allows you to leave your car at home and explore the surrounding areas at leisure. Features: Open plan combining kitchen, living and dining areas A spacious bedroom with a walk-through robe The kitchen has plenty of storage and includes appliances, including an electric cooktop, oven and refrigerator Fujitsu reverse cycle air conditioner Integrated laundry, including a Haier washing machine and Simpson dryer NBN fibre to the premises connected Private balcony Secure basement parking + storage Complex facilities include a playground and a pool Park views from the balcony Just one block to the Light Rail Key figures: Internal living 56m<sup>2</sup> Balcony 7m<sup>2</sup> Carspace 14m<sup>2</sup> Storage 1m<sup>2</sup> Total entitlement 78m<sup>2</sup> EER 6 Body corporate \$814.86 p/q Rates \$485 p/w Land tax (if not a primary residence) \$598.97 p/q Units Plan 1595