

80/2 Torrens Street, Braddon, ACT 2612

BORIS.

Apartment For Sale

Friday, 12 April 2024

80/2 Torrens Street, Braddon, ACT 2612

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 102 m2

Type: Apartment



Boris Teodorowych
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\$870,000

This sensational and spacious property is high up on level 7 of 'The Grounds'. Positioned on the historic Northbourne Oval site, one of Canberra's very first sportsgrounds, the precinct has been transformed and is also now the headquarters to the Canberra Raiders. This apartment faces north, is sun-drenched and has spectacular views across the Inner North. This is a fabulous location with all the action of Braddon one block away and all the amenity of Canberra Centre literally across the road. A dynamic and exciting urban lifestyle awaits! ANU is also easy walking distance. The apartment is spacious with over 100sqm of internal living. Facing due north, it has a beautiful sunny aspect with 180 degree panoramic views across leafy Canberra. As you enter, you will find a large, fully equipped kitchen on the left, and a second flexi room on the right. The flexi room could serve as a second living/TV space or as a comfortable home work space for two. The main living space is large and flows out onto a covered balcony where you can enjoy the sun, and the views, yet be sheltered from the wind. League fans can watch the Raiders run through their paces. Both bedrooms can accommodate queen size beds and have good wardrobe space. Both bathrooms have the luxury standard you expect. A huge bonus is the stand alone lock-up garage located in basement 2. For those who have a nice car and appreciate the peace of mind of truly secure parking, look no further. For Sale Vacant Possession, ready to go. Inspection highly recommended.

Features

- Facing North with fabulous panoramic views across the Inner North
- Spacious kitchen with lots of bench space and storage
- Good sized master bedroom with additional study nook
- Fabulous large ensuite with dual vanities
- Large open plan living area plus separate media room
- Large separate internal garage with remote
- Euro laundry with washing machine and dryer
- Fisher and Paykel appliances including microwave and dishwasher
- Secure building lobby, floor-level and basement access
- Reverse cycle air conditioning, double glazed windows
- Completed 2021, built by Construction Control
- Internal size 102.5m² External size 12.3m²
- EER 6*
- Rent Appraisal \$800/week

Outgoings- Rates \$2,268p.a.- Land tax (if rented) \$2,760p.a.- Strata \$4,976p.a.- Water \$747p.a.

BORIS. CANBERRA'S LUXURY APARTMENT SPECIALISTS