

# 89/10 Ipima Street, Braddon, ACT 2612



## Apartment For Sale

Thursday, 18 January 2024

89/10 Ipima Street, Braddon, ACT 2612

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Paul Corazza  
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## Offers over \$425,000

Positioned in this convenient location, create your ideal lifestyle built around peace and comfort in this spacious 1-bedroom located in the 'Astin Residences'. High up on level 6, enjoy the desirable northern aspect that captures plenty of natural light throughout the day. The Ipima Light Rail is only metres away and provides you with easy access into the CBD as well as the vibrant Dickson and Gungahlin precincts. Ideal for any first home buyer looking to enter the market, any lie-in owner wanting to take advantage of this premium location, or the astute investor seeking an addition to their property, this property is sure to put you on the road to riches and tick all the right boxes and more. Internally, the open plan layout invites a wealth of space to spread out and relax in comfort. Have the flexible options to create a separate living area ideal for day-to-day living, as well as a separate dining area for hosting guests in style. Extend your living out on the generous north facing balcony, providing you the perfect space to relax quietly outdoors or for entertaining friends and family. The kitchen also presents another practical layout to cook all those homemade meals to perfection. With ample bench and pantry space, along with a Bosch oven, cooktop, built-in microwave, integrated dishwasher and 20mm stone benchtops, take the stress out of cooking and make it easy and simple in this efficient kitchen space. The main bedroom also offers you a well-sized space to come home to and relax within and provides you with a walk-in robe. The bathroom reflects another practical space with full height tiling, a wall hung floating vanity unit and designer fittings, the European style laundry with a clothes dryer has also been incorporated in the bathroom, allowing for more space in the living areas. In this highly desirable location, enjoy the range of options to keep your social calendar busy. Situated next door, the iconic Rex Hotel offers the glamorous Howling Moon Bar on the top floor with stunning views of the city and surrounds to enjoy a drink or bite to eat with friends. The City Centre and the vibrant Lonsdale Street is only a short walk away and offers a plethora of restaurants, bars, clubs, and shopping venues to visit and enjoy.

Summary of features: Charming 1-bedroom high up on level 6 in the 'Astin Residences' North-facing residence with plenty of natural light  
Convenient location nearby the Light Rail & close to Lonsdale & Mort Street  
Updated LED lighting  
Spacious open plan layout for day-to-day living  
Dining area for hosting guests & family meals  
Entertainers' balcony for outdoor relaxation  
Reverse cycle air-conditioning  
Practical kitchen layout for home cooking  
Fisher & Paykel integrated dishwasher  
Built-in microwave & Bosch oven  
Plenty of bench space with 20mm stone benchtops for meal preparation  
Ample pantry & cupboard space  
Well-appointed bathroom with full height tiling & designer bathroom fittings  
Floating wall hung vanity with 20mm stone benchtops & cupboard space  
Well-sized bedroom with a walk-in robe & window for added light  
European style laundry with a clothes dryer  
Sizeable linen cupboard  
Basement car parking with a storage cage  
Visitor car parking  
Vacant & ready to enjoy now  
Located close to: Ipima Light Rail  
The Howling Moon Rooftop Bar  
O'Connor Shops (The Duxton, IGA, Flatheads & more)  
Turner Primary School  
The City Centre & ANU  
Dickson & Braddon precincts

Key figures: Living area: 60m<sup>2</sup> Balcony: 8m<sup>2</sup> Rates: \$1,938 p.a. (approx.) Land tax (Investors only): \$2,350 p.a. (approx.) Strata: \$5,289 p.a. EER: 6