

9/1 Fawkner Street, Braddon, ACT 2612

Apartment For Sale

Thursday, 18 January 2024

9/1 Fawkner Street, Braddon, ACT 2612

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 146 m2

Type: Apartment



Anthony McCormack
0425283588



Mikaela Chan
0416772767

Auction

A contemporary penthouse apartment with house-like proportions. This residence takes in leafy green scenes to Mt Ainslie for an inner-city experience that feels like an escape from the hustle and buzz of city life. In the boutique 'Lagani' development, with everything at your door step, it's part of a thriving area, so close to the Lonsdale St precinct, with renowned pockets of dining and culture all around. FEATURES- Penthouse apartment with expansive 146m² (approx.) floorplan- Huge 54m² (approx.) balcony, and two additional 6m² (approx.) balconies- Private lift access- Situated in a boutique complex of only 10 homes- Good sized kitchen with granite bench tops, quality appliances and ample storage- Segregated master suite with walk-in wardrobe, additional built-in joinery, and ensuite bathroom- Two additional bedrooms, both spacious and with built-in robes- Open plan living and dining with remote controlled blinds- Huge main bathroom with spa bath- Separate laundry- Ducted reverse cycle air conditioning - Intercom security system- Secure basement parking, two spaces, and lock-up storage cage- Freshly painted throughout- New carpet in bedrooms- Walking distance to the bustling Lonsdale St precinct, the Canberra Centre, light rail stop and bus stop

WHAT THE SELLERS LOVE ABOUT THE HOME

- 1: We found Fawkner Street to have the best of both worlds - only a couple of minutes walk from vibrant Lonsdale Street and a few more from the city, but removed enough to allow completely peaceful, relaxed living.
- 2: We always forgot we were living in an apartment - the place is so spacious and light filled and the separation of the master bedroom from the other rooms was perfect.
- 3: We were surrounded by lovely neighbours in the building, which has an incredibly proactive, hard working and committed Executive Committee.

STATISTICS (all figures are approximate)

EER: 6.0
House Size: 145m²
Balcony Size: 54m²
Homes in Complex: 10
Rates: \$706 per quarter
Land Tax: \$966 per quarter (only applicable if not primary residence)
Strata Levies: \$3,891 (admin + sinking fund) per quarter
Construction: c2000
Rental Range: \$850 - \$870 per week