

**Address available on request, Braddon, ACT 2612**



**Apartment For Sale**

Sunday, 10 December 2023

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**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 61 m2**

**Type: Apartment**



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**\$570,000+**

Positioned on the top 2 floors, this optional 2-bedroom (or one bedroom plus study) property provides an array of opportunities to the astute investor. Currently rented at \$550 under a DHA lease agreement, until April 2026, this property features striking architecture and an abundance of natural light through the generous floor to ceiling glazing. Quality kitchen with appliances, ample cabinetry and bench area, open living area, generous bathroom, internal laundry and main bedroom with built-in robe. Oversized balcony with sliding door access plus all the modern and quality fixtures you would expect from a development of this calibre. With a large variety of shops within the development on the ground floor, bars, restaurants and cafes along Lonsdale and Mort Street, this opportunity provides great amenities and convenience without compromising on peace and privacy. Canberra City Centre within walking distance of ANU, Canberra Airport, Canberra Light rail, plus multiple parks and green open spaces including Haig Park all just minutes away.\* Top floor loft style apartment\* Open plan living and dining\* High ceilings throughout including a 6M high feature window\* Gourmet kitchen with stone benchtops, generous storage, electric cooktop, dishwasher\* Feature floating staircase\* Main bedroom with built-in robe\* Study (or bedroom two)\* Bathroom with generous storage and quality inclusions\* European laundry with dryer\* Reverse cycle heating and cooling, ducted, to ground floor\* Quality window coverings\* Expansive terrace\* Views of Telstra Tower and Black Mountain\* Secure loft access\* Intercom system\* Secure basement parking\* Storage unit in basementEER: 6.0Living Space: 61sqm (approx.)Balcony Size: 13sqm (approx.)Year Built: 2013Lease Expiry: 10 April 2026Strata: \$1,257pq (approx.)Rates: \$515pq (approx.)Land Tax: \$610pq (approx. only when rented out)Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.