

**1/11 Wise Street, Braddon, ACT, 2612**



**Apartment For Sale**

Wednesday, 21 August 2024

1/11 Wise Street, Braddon, ACT, 2612

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

## Ground-Floor Garden Entertainer

With a near perfect position to enjoy all the best Braddon has to offer, just a short walk to Haig Park, central Braddon and the CBD, this spacious and light filled apartment also offers a rare peacefulness, located right across the road from Merici College and with a hard to find north facing courtyard looking out to tranquil community gardens and a stunning oak tree. The large open plan living and dining is perfect for entertaining family and friends all year round with great connection to both a generous alfresco entertaining space and the courtyard, as well as the central, all-electric kitchen featuring stone benchtops, kitchen island bench, integrated dishwasher, Miele appliances, tiled splashbacks, and plenty of storage throughout.

The bedroom is large and offers a leafy outlook and built-in robes, while the bathroom includes a privacy shower and stone top vanity with plenty of storage. A convenient internal laundry, secure single lock up garage and additional secure storage round out this quality Inner-North offering, with a layout and position that will appeal to first home buyers and downsizers alike, especially those looking for that hard to find combination of uber convenience as well as peaceful, sunlit living.

\* 1 bedroom, 1 bathroom and a single lock up garage

\* Spacious open plan living and dining, flowing out to generous undercover alfresco entertaining and large enclosed courtyard

\* Central kitchen featuring all electric cooking, stone benchtops, kitchen island bench, integrated dishwasher, Miele appliances, tiled splashbacks, and plenty of storage

\* Great size bedroom with leafy outlook and enjoying large built-in robes

\* Bathroom with privacy shower and stone top vanity with plenty of storage + convenient internal laundry

\* Single lock up garage with secure access + additional secure storage cage

House Size: 62sqm

Outdoor: 32sqm

Garage: 16sqm

Storage: 2sqm

EER: 2.0

Strata: \$1,265pq (approx.)

Rates: \$2,356pa (approx.)

Land Tax: \$3,346pa (approx. if rented out)

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