

19/40 Mort Street, Braddon, ACT, 2612

Raine&Horne.

Apartment For Sale

Thursday, 22 August 2024

19/40 Mort Street, Braddon, ACT, 2612

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Vic Srbinovski
0410583048

In the heart of Braddon is this exciting & stylish home unit.

Welcome to The Gallery Complex on Mort Street Braddon, designed by award winning COX Architects, truly a design masterpiece. An exciting, beautifully crafted complex in the heart of vibrant Braddon. Located on level 4 with lovely vistas, we have on offer a generously proportioned 65m² living area home unit plus generous balcony space looking over to Lonsdale Street.

Be in the mix of where business meets nightlife, close enough yet far enough. Nearby you have the vibrant cafes, restaurants, pubs, clubs and not far at all you are a minute away from Canberra City where you have an array of shopping & dining options with Canberra Centre nearby.

Walk into a bright open plan design with ample features and a lovely floor plan. Features include large courtyard entry way, lift access, designer kitchen & bathroom, Black ASKO Cooking appliances with stone benchtops & beautifully tiled splashback in the kitchen. Boasting floor to ceiling double glazed windows, LED lighting, split system air conditioning, dishwasher, dryer, ample storage, intercom access and a car space with storage shed just to name a few. A 2- way bathroom and walk-in robe style storage to the main bedroom with access to the courtyard area. The living space has its own courtyard perfect for time out or to entertain in style.

- Award winning Cox architect's design
- 4th Floor with views toward Lonsdale Street
- Quality Asko kitchen appliances, Galley kitchen
- Floor-to-ceiling windows, double glazed.
- 2-way bathroom, quality fittings.
- Generous light & bright main bedroom
- Internal European laundry with dryer.
- Secure basement car parking for 1 vehicle.
- Audio intercom system for Guest entry.
- Living Area- 65m² plus Balcony/Courtyard area- 15m²
- Currently tenanted at \$580 per week. Leased till November 2024.
- Rates \$1,858 per annum (approx) * Land tax (investors only) \$2,490 per annum (approx) * Strata \$4307.12 per annum (approx) * Built 2018. EER 6.0.

Call Vic Srbinovski of Raine & Horne Queanbeyan/Jerrabomberra on 0410 583 048 to make your booking today!