

**20/17 Helemon Street, Braddon, ACT 2612**



**Apartment For Sale**

Monday, 8 July 2024

20/17 Helemon Street, Braddon, ACT 2612

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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**\$449,000+**

On the cusp of one of Canberra's trendiest suburbs, this one bedroom apartment is the ideal fit for first home buyers, keen investors and those searching for a city base with that all-important car park. A central roomy living and dining is superbly underscored by a corner kitchen which is well-equipped with laminate countertops, ample storage, and appliances such as a two-year-old Bosch electric cooktop, a stainless steel Bosch oven, and an Omega dishwasher. A sheltered north-facing balcony is then the perfect perch for an after-work drink. A queen-sized bedroom boasts mirrored built-in wardrobes and also provides direct access to the private balcony - perfect for enjoying some fresh air. The spacious, well-presented bathroom includes a shower over a spa bath. In the well-maintained Brundle Place complex, additional features for this apartment include a secure car park and a storage cage, a large LG reverse cycle air conditioner in the living room, and laundry with a wall-mounted dryer, while residents can enjoy the gated in-ground pool. This exceptional opportunity is further enhanced by its ideal location, just moments away from parklands (Haig Park), to easy CBD access with public and private sector offices, to entertainment, to great food, fashion, and education (ANU and Merici College are only a short bike ride away) and handy access to public transport including light rail stops. EER: 3.0 Unit Plan: 1706 Body Corporate: Signature Strata - 6185 0347 Body Corporate fees: \$1,155.43p/q (approx.) AUV 2023: \$4,666,400 (Unit Entitlement: 2.21%) Rates: \$2,102.43p/a (approx.) Land Tax: \$2,669.33p/a (approx.) Apartment size (approx.): Living - 60m<sup>2</sup>; Balcony - 5m<sup>2</sup> Why this apartment is solely for you: \* Convenient low maintenance city lifestyle, or an investment opportunity \* Positioned on a leafy tree-lined street, ideally located to offer residents everything from parklands (Haig Park), to easy CBD access with public and private sector offices, to entertainment, to great food, fashion, and education (ANU and Merici College are only a short bike ride away) and handy access to public transport including light rail stops \* The open-plan lounge and dining area extends to a north-facing balcony - an ideal spot for enjoying your morning coffee \* The kitchen, overlooking the open-plan living area, is well-equipped with laminate countertops, ample storage, and appliances such as a two-year-old Bosch electric cooktop, a stainless steel Bosch oven, and an Omega dishwasher \* A queen-sized bedroom features mirrored built-in wardrobes and provides direct access to the balcony \* The spacious, well-presented bathroom, complete with a shower over a spa bath and an integrated laundry, efficiently maximizes your space \* A large LG reverse cycle air conditioner in the living room maintains internal comfort throughout the year \* Secure basement parking features one dedicated car park, as well as a storage cage \* Visitor parking in the complex \* Securely nestled in the well-maintained 'Brundle Place' complex, complete with a gated in-ground pool