

205/51 Mort St, Braddon, ACT, 2612



Apartment For Sale

Thursday, 26 September 2024

205/51 Mort St, Braddon, ACT, 2612

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment

Inner City Living at its Best, 1 Bed + Study Apartment

Discover the ultimate urban lifestyle in this contemporary 1-bedroom + study apartment, perfectly positioned in the heart of Braddon. With an east-facing aspect, this apartment welcomes natural light throughout the day, offering a peaceful and private retreat from the vibrant city life just outside your door.

Step inside and you'll be greeted by an open plan living and dining area, thoughtfully designed to make the most of the available space. The living room opens onto an 7sqm grassed balcony, seamlessly connecting the indoor and outdoor spaces. The balcony provides the perfect setting for hosting weekend BBQs, relaxing after work, or enjoying your morning coffee in the sunshine.

The kitchen is a true highlight, equipped with high-quality SMEG appliances, sleek chrome tapware, and stunning stone benchtops. Designed for functionality and style, it offers an abundance of soft-close storage space, ensuring a clutter-free environment.

Both the bedroom & study feature built-in robes for added convenience and storage. The bedroom also provides direct access to the grassed balcony, the perfect opportunity to wake up to the sun rising over Braddon.

With double-glazed windows and sliding doors, you'll enjoy peace and quiet despite being in the bustling heart of the city. Other features include a convenient European laundry, Fibre NBN connection, SMATV system, Pay/FTA TV outlets, real time energy monitoring, video intercom and programmable ducted reverse cycle air conditioning (with compressor on the roof not the balcony). The building has a large lobby, an internal garden and BBQ area, as well as comprehensive security with restricted access, security cameras and reliable visitor parking

Features include:

- ☑ East facing sun drenched balcony with direct access to the living room and bedroom
- ☑ Bedroom & study with expansive built-in robes
- ☑ Open plan living and dining area
- ☑ Kitchen fitted with high quality SMEG appliances, chrome tapware, stone benchtops & abundance of soft close storage
- ☑ European laundry
- ☑ Double glazed windows and sliding door
- ☑ Reverse cycle programmable ducted air conditioning
- ☑ Security system and smart technology
- ☑ Fibre NBN connection, SMATV system and Pay/FTA TV outlets
- ☑ Underground secure car par + storage cage
- ☑ Adjacent to the light rail stop on Northbourne avenue
- ☑ Stone throw to Lonsdale's Street containing many cafes, bars and restaurants

EER: 6 stars

Strata: \$857pq approx.

Rates: \$484pq approx.

Land tax: \$611pq approx.

Internal Area: 63sqm approx.

External Area: 7sqm approx.

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