

301/102 Northbourne Avenue, Braddon, ACT 2612



Apartment For Sale

Sunday, 23 June 2024

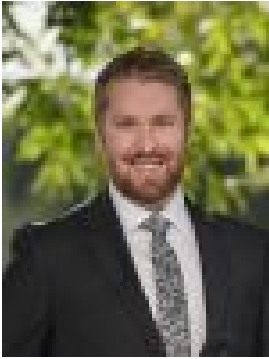
301/102 Northbourne Avenue, Braddon, ACT 2612

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Bradley McDowell

0447622702

\$510,000+

Living in the Inner City has its advantages in a place like this! This modern one-bedroom plus study apartment on the 3rd floor is part of the popular 'IQ' complex, centrally located in one of Canberra's premier entertainment precincts. There's a wealth of amenities to enjoy: leisurely walks to chic cafes and charming boutique shops that line the nearby streets, or dining out on a Saturday night not to mention Braddon's various recreational and sporting facilities. You're just a short stroll from the city center, where you can find bars, restaurants, cinemas, shops, and easy access to the light rail for convenient commuting. Inside, the apartment boasts contemporary finishes and a practical yet stylish layout. The open-plan living area is bathed in natural light, while the designer kitchen is equipped with a dishwasher, induction cooktop, and ample storage space. A spacious covered balcony extends your living area outdoors. The bedroom features mirrored built-in robes, enhancing the apartment's airy ambiance, along with a separate study area. For year-round comfort, there's reverse cycle air conditioning and double glazed windows. Additional conveniences include lift access and a storage cage. Don't miss out on inspecting this exceptional home. FEATURES: • One bedroom plus study • Smeg dishwasher, stovetop and rangehood • Never-before-used oven • Flush-mounted LED lights throughout • Well-renowned complex with responsive building manager • Easy to use intercom • Convenient to public transport • Ample visitor parking featuring EV chargers • Living: 61m² • Balcony: 7m² • Rates: \$459pq • Land Tax (if rented): \$550pq • Strata: \$786pq • Unit Plan: 4124 • Unit Entitlement: 0.34% • EER: 6.0 Stars