

**303/32 Mort Street, Braddon, ACT 2612**



**Apartment For Sale**

Saturday, 23 September 2023

303/32 Mort Street, Braddon, ACT 2612

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 60 m2**

**Type: Apartment**



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**\$580,000+**

This 1 bedroom plus study or second bedroom apartment in the Yamaroshi complex in central Braddon, offers a blend of tasteful modern design and Japanese-inspired aesthetics. Yamaroshi is unlike anything ever offered in Canberra, an aesthetically breathtaking building that will undeniably offer a level of unsurpassed luxury. Designed by Nathan Gibson Judd Architects, the apartment features spacious living areas with an emphasis on generous storage solutions. Double glazed windows, quality kitchen with SMEG appliances, ample storage and bench area plus the versatile study/second bedroom with in-built optional Murphy bed providing flexibility for your needs, making it an ideal space to work from home or guest accommodation. With a large variety of shops within the development on the ground floor, bars, restaurants and cafes along Lonsdale and Mort Street, this opportunity provides great amenities and convenience without compromising on peace and privacy. Canberra City Centre within walking distance of ANU, Canberra Airport, Canberra Light rail, plus multiple parks and green open spaces including Haig Park all just minutes away.\* Located on level 3\* Quality complex\* Single-level floorplan\* Double glazed windows\* Open plan living space with built-in cabinetry in lounge area\* Timber feature and accents throughout\* Kitchen with quality appliances including SMEG induction cooktop, dishwasher, integrated fridge and freezer, soft close cabinetry\* Timber floorboards throughout\* Main bedroom with built-in robes and direct access to hallway or kitchen\* Built-in Murphy bed/cabinetry in bedroom two/study\* Bathroom with floor to ceiling tiles and ample storage solutions\* European laundry with combined washer/dryer\* Gas hot water\* NBN ready\* Ducted reverse cycle heating and cooling\* Balcony with privacy and striking views\* Secure building\* Basement car accommodation plus storage cage Built: 2019 EER: 6 Currently rented: \$620 per week until 29th July 2024 Living Size: 60m<sup>2</sup>+ and 8m<sup>2</sup>+ balcony Strata: \$1,031pq (approx.) Rates: \$434pq (approx.) Land Tax: \$523pq (approx. if rented out) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.