

313/27 Lonsdale Street, Braddon, ACT, 2612

CARTER + CO

Apartment For Sale

Wednesday, 31 July 2024

313/27 Lonsdale Street, Braddon, ACT, 2612

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment

Expansive One Bed + Study in Canberra's Heart

The Features You Want To Know.

- + Beautifully presented and expansive one-bedroom apartment + Study
- + Spacious, open-plan living/dining area with balcony access
- + Private enclosed courtyard to the front
- + High concrete feature ceilings and hardwood timber floorboards throughout
- + Thoughtful & generous kitchen design with quality fixtures & fittings
- + Integrated fridge/freezer & dishwasher
- + Abundant storage throughout
- + Designer bathroom with floor-to-ceiling feature penny tiling
- + European laundry with sink and storage space in the bathroom
- + Intercom access
- + Currently tenanted at \$600 per week until Jan 2025

The Location.

- + 3 Minutes to Ainslie Primary School
- + 4 Minutes to Canberra Centre
- + 5 Minutes to Australian National University
- + 11 Minutes to Canberra Airport
- + 11 Minutes to Calvary Bruce Private Hospital

Why You Want To Live Here.

This is an exceptional opportunity to reside in Braddon's creative and vibrant neighborhood! Situated in the sought-after Palko complex, every design detail has been meticulously crafted carefully. Featuring a spacious, open-plan living and dining area that seamlessly extends to a private balcony, and two expansive rooms with built-in robes.

Inside, the high concrete feature ceilings and stunning hardwood timber floorboards create a sophisticated and airy atmosphere. The thoughtfully designed kitchen boasts quality fixtures and fittings, including an integrated fridge and dishwasher, ensuring a sleek and modern look. Abundant storage throughout the apartment provides ample space for all your belongings.

Separated from the main living area for added privacy, the generously proportioned bedroom is a true retreat. It features spacious built-in wardrobes that provide ample storage for your belongings. The spacious study is a standout feature of this property, providing ample room to be used as a second bedroom. With its generous dimensions, this versatile space can comfortably accommodate a bed and additional furniture, making it ideal for guests, a home office, or a multi-purpose room.

The bathroom is equally impressive. It boasts stunning floor-to-ceiling tiling, a bespoke vanity, and premium fixtures, offering a luxurious experience. Every detail has been carefully considered to provide both functionality and elegance, making it a delightful space to start and end your day.

Situated in an ideal location, this apartment places you right in the heart of a vibrant neighborhood filled with an array of bars, cafes, restaurants, and retail shopping options just steps from your doorstep. Currently tenanted, it offers a fantastic opportunity for investors seeking a steady rental income. It's also perfect for downsizers looking for a low-maintenance lifestyle and first home buyers eager to immerse themselves in a dynamic and convenient urban setting. This property truly offers the best of city living.

The stats you need to know!

- + Block: 22
- + Section: 20
- + EER: 6 stars
- + Unit Plan: 4398
- + Internal Living: 74m² (approx.)
- + Balconies: 18m² (approx.)
- + Car: One secure car space and storage cage
- + Rates: \$1,401 per annum. (approx.)
- + Land Tax: \$1,621 per annum. (approx.) *only payable if rented
- + Strata: \$1,030 per quarter (approx.) *including sinking fund
- + Heating and cooling: Ducted Reverse Cycle
- + Rental Appraisal: \$575 - \$600 per week