

**318/22 Lonsdale St, Braddon, ACT, 2612**

**Apartment For Sale**

Tuesday, 15 October 2024

318/22 Lonsdale St, Braddon, ACT, 2612

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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## Modern, urban, sophisticated

Discover the perfect blend of style, comfort, and convenience with this exceptional 1-bedroom apartment, situated in a prime location that offers breathtaking views of Mount Ainslie. This apartment showcases an industrial design that seamlessly combines modern features with urban charm, making it an ideal retreat.

The open plan living area is spacious and bathed in natural light, with double glazed windows and doors, ensuring both energy efficiency and tranquillity.

Begin your day with a vivid sunrise over Mount Ainslie, enjoyed from the comfort of a spacious and welcoming bedroom, featuring mirrored built-in wardrobes and large windows that frame the picturesque view. The sleek, modern bathroom and well-equipped laundry room combine style and practicality for everyday living.

The stylish kitchen is equipped with premium SMEG appliances, designed for those who appreciate both form and function. Whether you're preparing a simple meal or hosting friends, the space offers everything you need to cook with ease. The apartment also boasts split reverse cycle air conditioning, ensuring year-round comfort, no matter the season.

Security and convenience are paramount here, with intercom access, a secure parking area with enough space for two cars, and an additional storage cage for your belongings.

Ideal for professionals or young couples, this apartment offers everything you need in a location that simply can't be beat. Experience city living at its finest with this modern, stylish residence that ticks every box.

### Essentials:

- Internal living: 65m<sup>2</sup>
- Balcony: 6m<sup>2</sup>
- EER: 6.0
- East facing
- Grady Strata
- Built by Construction Control
- Built in 2013
- 6 levels
- 115 apartments
- Rates: \$505.20 pq
- Strata fees: \$1385.20 pq
- Land tax: \$616.94 pq (investors only)
- Rental estimate: \$520-\$550 per week
- Furnished rental estimate: \$570-\$590 per week

### Features:

- Car space able to accommodate two cars
- Intercom access
- Prime location
- Double glazed windows/doors
- SMEG appliances
- Split reverse cycle air conditioning
- Secure parking and storage cage
- Generous open plan living
- Views of Mount Ainslie
- Stylish kitchen
- Industrial design

