

**37/16 Bradfield Street, Downer, ACT, 2602**



**Apartment For Sale**

Thursday, 19 September 2024

37/16 Bradfield Street, Downer, ACT, 2602

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

## Lifestyle Living at 'The Bradfield'

Synonymous with quality finish and ultra convenient position, 'The Bradfield' shares one the Inner North's premier locations, adjacent to the quality local shops and cafes, a short walk to the light rail, and with Dickson and the CBD just beyond. This north facing abode offers quality sunlit living centred around a large open plan living, dining and kitchen hub, with effortless flow to the large balcony, offering a quality alfresco entertaining space. The kitchen is spacious and functional, complete with stone benchtops, breakfast bar, all-electric cooking, tiled splashback, dishwasher and plenty of storage behind timber cabinetry.

The large bedroom offers a sizeable built in robe as well as private access to the large balcony, with the full-size bathroom enjoying a stone top floating timber vanity with great storage, floor to ceiling tiling, and oversized frameless shower with stunning feature Gang Gang mural. A separate Euro style laundry, secure parking space, as well as additional lock up storage, round out this quality lifestyle pad, presenting the perfect abode to take advantage of all the highly desired Inner North has to offer.

- \* 1 bedroom, 1 bathroom and single secure parking in the highly desired 'The Bradfield' development
- \* Large north facing open plan living and dining, well-connected to large alfresco balcony
- \* Quality kitchen enjoying stone benchtops, breakfast bar, all-electric cooking, tiled splashback, dishwasher and plenty of storage behind timber cabinetry
- \* Main bedroom with built in robes and private access to balcony
- \* Central bathroom with stone top floating timber vanity with great storage, floor to ceiling tiling, and oversized frameless shower with stunning feature Gang Gang mural
- \* Internal laundry
- \* Single secure car space with additional storage and elevator access

House Size: 51sqm internal + 14sqm Balcony

EER: 6.0\*

Strata: \$758.17pq (approx.)

Rates: \$1,566pa (approx.)

Land Tax: \$1,900pa (approx. if rented out)

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