

**38/10 Lonsdale Street, Braddon, ACT 2612**



**Apartment For Sale**

Wednesday, 3 July 2024

38/10 Lonsdale Street, Braddon, ACT 2612

**Bedrooms: 1**

**Bathrooms: 1**

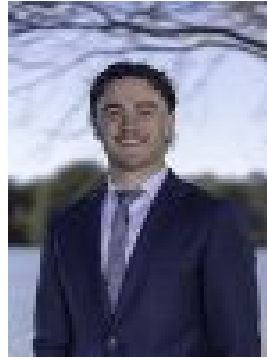
**Parkings: 1**

**Area: 59 m2**

**Type: Apartment**



Nathan Wood  
0432228630



Darcey Bush  
0455958645

**\$510,000+**

Presenting an exciting opportunity for first home buyers, downsizers or investors to secure this modern apartment in the ARTE complex. Featuring high quality stylish finishes throughout and set in an ultra convenient position, there is more than meets the eye on offer here. Enjoy the flexibility of a generous one bedroom, one bathroom floorplan, complete with additional storage space that doubles as a home great home office, open plan kitchen, dining and lounge room. Primary bedroom offers a walk-in robe with access through to the bathroom. Kitchen is finished with stone benches, Bosch oven and cooktop, double sink, integrated dishwasher and built-in microwave. Floor to ceiling windows and doors flood the apartment with natural light, and both the living area and primary bedroom have access to the lovely balcony that captures exceptional views of Black Mountain Tower. Positioned at the heart of Lonsdale Street, this ever so popular pocket of Canberra offers a lifestyle of complete convenience. Immerse yourself in all Braddon has to offer, enjoy local amenities including the best eateries, coffee, nightlife, wellness and more. All you need is within walking distance from the property, otherwise easy public transport options are all close by.- Positioned in the modern ARTE complex- Located on the top floor with both stair and lift access- Comfortable and functional one bedroom floorplan- Chic kitchen is finished with stone benches, Bosch oven and cooktop, double sink, integrated dishwasher and built-in microwave- Open plan dining / lounge room opens onto the balcony via large glass doors- Split system heating and cooling unit installed in the living area- Primary bedroom with balcony access and access via walk-in robe to the bathroom- Modern bathroom includes european style laundry- Balcony is great for entertaining all year round, capturing exceptional views of Black Mountain Tower- Basement parking with one allocated space plus street parking available- Fabulously located at the heart of Canberra's popular Lonsdale Street-Living - 59m<sup>2</sup> -Balcony 14m<sup>2</sup> -Body corporate and sinking fund \$1052,20 PQ