

39/35 Torrens Street, Braddon, ACT, 2612



Apartment For Sale

Thursday, 18 July 2024

39/35 Torrens Street, Braddon, ACT, 2612

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment

1 Bedroom & a Large Study!

Auction Location: LJ Hooker Canberra City

Step into this freshly refurbished one-bedroom apartment on Torrens Street, Braddon, and experience a unique blend of comfort and modern living. Recently painted and featuring new carpet throughout, this residence boasts a spacious study with a built-in desk, perfect for working from home or studying. The open-plan layout integrates the living, dining, and kitchen areas seamlessly, creating an inviting atmosphere.

Located just a short walk from Canberra Centre, your shopping and entertainment needs are easily met. Additionally, you'll be just one street down from the bustling Lonsdale Street in Braddon, known for its vibrant cafes, restaurants, and boutique stores. The convenience of this location means you're always close to the action while still enjoying the tranquility of your own space.

Secure parking adds an extra layer of convenience to this already desirable property. Don't miss your chance to own a piece of Braddon's unique lifestyle in a freshly refurbished apartment. Act quickly—properties like this one are snapped up fast!

Features:

- Fresh paint & brand new carpet
- Spacious bedroom and living space
- Large study with built in desk
- Seperate laundry
- Electric reverse cycle split system
- Spacious kitchen with breakfast bar
- Electric cooktop
- Large North facing balcony
- Walking distance to Canberra City Centre
- Basement car spot with storage

Essentials:

- Indoor space: 70m²
- Balcony: 15m²
- Body corporate: \$1,555 approx. per quarter
- Rates: \$1,597 approx. p.a.
- Tax: \$2,104 approx. p.a. (investors only)
- Age: 10 years (built November 2013)
- EER: 6