

39/40 Mort St, Braddon, ACT, 2612



Apartment For Sale

Friday, 19 July 2024

39/40 Mort St, Braddon, ACT, 2612

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment

Fantastic fully furnished apartment in prime location

This spacious high end fully furnished one bedroom apartment features 62sqm of living and is located on the 5th floor of a boutique complex in the heart of the buzzing Braddon precinct surrounded by cafes, restaurants and within footsteps to the CBD.

A beautiful light filled high end apartment with new polished wooden floors, cheerful light blue painted interiors, sleek modern kitchen with quality appliances plus a covered balcony with custom shelving.

The Gallery development was designed by award winning Cox architects and completed in 2018. It is a striking building with only 54 residential apartments & 3 commercial tenancies. There are a number of unique features within the building, including a large atrium within the core of the building allowing cross flow ventilation and natural light. The development is located only one block from the buzz of Lonsdale Street yet in a quiet position, so you really can enjoy the best of both worlds here.

This is a wonderful opportunity for either the live-in owner or investor to secure a fantastic apartment in the heart of Braddon so close to lifestyle amenities.

This property is currently tenanted for \$590 per week until October 2024.

- Fully Furnished
- Ultra-convenient location in the heart of Braddon
- Located in the boutique "Gallery" development
- Building designed by award winning Cox architects, completed in 2018
- Level 5 apartment
- Full size kitchen with large breakfast bar
- Asko kitchen appliances
- Spacious living areas with high ceilings
- Generous bedroom with walk through robe
- Modern two-way bathroom
- Hallway European laundry with clothes washer and dryer
- Double glazed windows throughout
- Large covered balcony with integrated privacy shutters and outdoor shelving
- Rangehood ducted externally
- Split system reverse cycle air conditioning
- Double security doors and lifts on entry from Mort Street
- Lift access from basement to apartment level
- Intercom access for guests
- 1 basement car space next to the lifts, wheelchair accessible
- Lockable storage
- Tenanted for \$590 per week until October 2024
- Internal living area: 62m²
- Balcony size: 8m²
- Front entry courtyard: 4m²