

4/3 Fawkner Street, Braddon, ACT, 2612

Apartment For Sale

Thursday, 10 October 2024



THE
PROPERTY
COLLECTIVE

4/3 Fawkner Street, Braddon, ACT, 2612

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



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Your Private Oasis in the Heart of Canberra's Most Lively District

Positioned just a 3-minute walk from the heart of vibrant Lonsdale Street, Braddon, this ground-floor apartment in the boutique 'On Q' complex offers an unbeatable lifestyle. With trendy restaurants, cafes, bars, and boutiques all within easy reach, this apartment puts Canberra's top dining and entertainment precinct right at your doorstep.

Ideal for younger families with one child, the location also offers easy access to nearby schools such as Ainslie Primary School and Campbell High School, along with extracurricular facilities including Reid Tennis Club and the National Hockey Centre.

Recently refreshed, this two-bedroom, one-bathroom apartment boasts 69m² of well-designed living space, with new paint, carpets, and blinds giving it a fresh, modern feel. The open-plan living and dining area is filled with natural light from large glass windows, offering serene views of the beautifully landscaped common areas, with lush greenery and manicured garden beds.

The second bedroom adds flexibility, making it perfect for those working from home, a guest bedroom, or even a nursery – the choice is yours, giving you endless options to suit your needs.

Step outside to the impressive 30m² elevated paved courtyard, ideal for outdoor dining, entertaining, or just soaking up the afternoon sun. Inside, a split system heating and cooling unit keeps you comfortable year-round, while the stylish tiled bathroom adds a modern touch.

With secure underground parking and only 12 apartments in this exclusive complex, privacy is guaranteed. This apartment truly offers the best of both worlds – peaceful living with the buzz of Braddon's lively atmosphere just moments away.

The Lifestyle:

- Prime location just steps from Lonsdale Street
- Surrounded by trendy restaurants, cafes, and bars all within walking distance
- Close to local schools, parks and green spaces for relaxation
- Convenient access to boutique shops, galleries, and entertainment
- Nearby Reid Tennis Club and the National Hockey Centre
- A short drive to the CBD and Canberra Airport

The Perks:

- Ground-floor apartment with a spacious 30m² elevated paved courtyard
- Recently updated with fresh paint, new carpets, and blinds
- 69m² of open-plan living and dining space with large glass windows
- Two bedrooms, one modern tiled bathroom
- Split system heating and cooling for year-round comfort
- Two doors leading to the courtyard for seamless indoor-outdoor flow
- Overlooks beautifully landscaped grassed common areas with gardens
- Modern kitchen and living space with quality finishes
- Secure underground parking for peace of mind
- Boutique complex with only 12 apartments, offering added privacy
- Quiet and peaceful atmosphere in a prime central location
- Ideal courtyard for outdoor entertaining or relaxing

The Numbers:

- Total internal living: 69m²
- Courtyard: 30m²

- Rates: \$583 p.q approx.
- Strata fees: \$2,000 p.q approx.
- Land Tax: 836 p.q approx. (Investors only)
- Rental Estimate: p.w approx.
- Build: 2001
- EER: 2.5 Stars

Explaining the private treaty process:

- To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.