

415/43 Currong Street North, Braddon, ACT 2612



Apartment For Sale

Saturday, 29 June 2024

415/43 Currong Street North, Braddon, ACT 2612

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



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Offers Over \$640,000

Upon entering this abode, you will be greeted by pristine presentation, with high quality furniture that can even be sold as part of your purchase. Inside you'll find timber-look hybrid floors in the living, carpet in both bedrooms & double-glazed windows to remind you just how modern & luxurious your new apartment is. The property also features a galley-style kitchen with modern appliances, soft-close drawers, and thick stone benchtops that overlook the open-plan dining & living space. The living seamlessly flows onto a large 14m² balcony, extending the balcony space to the second bedroom. Maximizing storage space, this unit features built-in robes in both bedrooms and a spacious European laundry that accommodates both a washing machine, tub, and dryer. The ensuite and main bathroom are as modern as you'd expect for a building this new, with floor-to-ceiling tiling, showcasing a stunning two-toned effect that enhances style and texture. The extra-long vanities offer stone benchtops that not only add elegance but also maximize functionality. The premium location in the Founders Lane precinct allows you to leave your car at home and embrace walking, biking, or scootering to work and around your new neighbourhood. The Provenance building is conveniently situated within walking distance of Canberra Centre, as well as a variety of eateries in the City & Braddon. Additionally, it is near the Canberra Theatre and the Australian National University for education, events, and exhibits. Make sure to watch our detailed, walk through video it's our 24/7 salesperson for you to get an excellent feel for the features and benefits of this apartment and the facilities. It's the most informative property video you will watch during your property search, but don't just take our word for it. To get a copy of the digital brochure containing an explanation of our friendly sales campaign and the full contract, just send us an email from any of the portals and it will be automatically sent to you. What buyers will love most: • Located in the Founders Lane Precinct – The Provenance Building • Total internal and external space of 92m² • Modern inclusions throughout offering a luxurious lifestyle • Lift access from basement and ground to level 4, no stairs to navigate • 2 bedrooms which share no walls • Walking distance to the City Centre • Vacant possession with the option for early access prior to settlement The Numbers: (approx.) • Internal living area: 78m² • Balcony: 14m² • Level in building: 4 • Age of unit: 5 years old (building completed 2019) • Strata levies: \$4,320p.a. • General rates: \$1,893p.a. • Land tax (investors only): \$2,271p.a. • Rental potential: \$780/pw • EER: 6 stars (out of 6 stars) • Strata manager: Vantage Strata • UP 4796 with 325 units spread over four residential apartment buildings. • Total admin and sinking funds saved by the strata: \$856,000 Features overview: • Kitchen with an induction cooktop, mirrored splashback, dishwasher, electric oven, oversized sink, lots of cupboards and drawers, thick stone benchtops, externally ducted range hood (rare in unit living), large fridge space and additional pantry space • Ducted reverse cycle, heating and cooling throughout the property • Double glazed windows and doors (improved energy efficiency and reduced external noise) • Dual roller blinds and flyscreens on each window • Hardwearing Timber-look flooring to living areas and carpeted bedrooms • Large floor plan featuring a meals and living area • Main bedroom with 2 door mirrored sliding wardrobe plus an ensuite • Ensuite with Full height tiling, large shower, toilet & vanity • Bedroom 2 has a 3 door mirrored sliding wardrobe space and also balcony access • Space saving European laundry, with dryer, and tub • Main bathroom with full height tiling, custom vanity, toilet and a large shower • Fully covered balcony, stretches across full length of unit • Rubbish chute and recycling on each level • 2 car spaces plus a storage enclosure in basement • Video intercom for guests • Pets welcome (subject to body corporate notification) • Lots of on street parking scattered around • Paid parking options in basement for guests To Help Buyers • We advertise a guide price which your offer must exceed. • Offers can be conditional (subject to finance/valuation) or unconditional and on a contract with a waiver of the cooling off (preferred) • Offers presented to owners as they come in so no campaign timeframe to wait for before you get an answer to your offer • We have a solicitor that can provide a FREE contract review and section 17 if required • All offers are confidential & will not be disclosed to other buyers for privacy purposes • A 5% deposit is acceptable on the exchange of contracts