

**42/10 Lonsdale Street, Braddon, ACT, 2612**

**Apartment For Sale**

Tuesday, 15 October 2024

42/10 Lonsdale Street, Braddon, ACT, 2612

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Paul Corazza  
0262099618

## **Ultra-convenient residence with stunning views of Mount Ainslie.**

Experience contemporary living at its finest in this stunning 1-bedroom apartment, perfectly situated in the vibrant heart of Braddon. Positioned on the quiet side of the sought after 'Arte' development, away from the busy Lonsdale Street roads, this level 4 apartment offers a serene escape from the hustle and bustle, while still placing you right in the centre of Canberra's lively urban scene. This thoughtfully designed home offers a unique blend of modern luxury and everyday convenience, providing the ideal setting for a sophisticated yet relaxed lifestyle.

Designed with modern living in mind, the apartment features double-glazed windows and sliding doors, which showcases an enhanced level of tranquillity that sets it apart from many others in the building. Create your ideal lifestyle and experience the luxury of living in ultra-convenient location amongst a plethora of fine restaurants, bars, cafes, shops and the Canberra Centre all within walking distance.

As you step inside, you are greeted by an abundance of natural light and a gorgeous open plan design that complements the modern feel of the space. The kitchen is a standout feature, equipped with premium appliances that include a Bosch oven, electric stove top, built-in microwave, and an integrated dishwasher. The sleek design is complemented by soft-close cabinetry and a stainless-steel double sink, making it a dream space for cooking and entertaining.

The spacious bedroom is a tranquil haven, offering full height windows that bathe the room in natural light. A walk-through wardrobe leads directly to a contemporary bathroom, complete with floor-to-ceiling tiling, a striking feature wall, and a floating wall-mounted vanity. From the bedroom, step out onto your private balcony to take in the breathtaking views of the beloved Mount Ainslie-a peaceful backdrop to your daily life. The balcony is accessible from both the bedroom and living areas, making it perfect for relaxing or entertaining guests while enjoying the stunning scenery.

This is your opportunity to live in a contemporary, beautifully finished home with unbeatable views of Mount Ainslie and the convenience of city living at your doorstep. Don't miss out on this exceptional offering. With Civic Centre just moments away, you'll have easy access to shopping, dining, and entertainment. Residents can also enjoy the communal courtyard and BBQ area, perfect for social gatherings.

### Summary of features:

- Stunning views of Mount Ainslie from this level 4 apartment
- 1-bedroom residence ideal for first-home buyers or investors
- Positioned on the quiet side of the building, away from Lonsdale Street
- Easterly aspect with plenty of natural light & floor-to-ceiling windows
- Double-glazed windows & sliding doors for enhanced tranquillity (not all 'Arte' apartments are equipped with double glazing)
- Split system air conditioning
- High-speed NBN connection
- LED lighting throughout the apartment
- Spacious open-plan design for day-to-day living & hosting guests
- Entertainer's balcony with a lovely outlook & views towards Mt. Ainslie
- Practical kitchen layout with ample bench space for meal preparation
- High-performance Bosch appliances with a built-in microwave & integrated dishwasher
- 20mm stone benchtops & stainless-steel double sink in the kitchen
- Soft-close cabinetry & plenty of pantry and cupboard storage
- Well-sized bedroom with direct balcony access, walk-through robe & access to the bathroom
- Contemporary bathroom with full-height tiling, a floating vanity, feature wall & a moveable showerhead
- European-style laundry with a Fisher & Paykel dryer
- Linen cupboard & additional shoe storage cupboard

- Video & voice intercom access
- Allocated basement car parking
- Communal courtyard and BBQ area for social gatherings

Key figures:

- Living area: 62m<sup>2</sup>
- Balcony size: 12m<sup>2</sup>
- Rates: \$2,156 p.a (approx.)
- Land tax (investor's only): \$2,837 p.a (approx.)
- Strata: \$4,651 p.a (approx.)
- EER: 6