

42/60 Henty Street, Braddon, ACT, 2612



Apartment For Sale

Wednesday, 11 September 2024

42/60 Henty Street, Braddon, ACT, 2612

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment



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Expect The Unexpected - Modern Comfort Meets Unique Paris Charm

Step inside this stunning two-storey residence & discover a superb, oversized 3-bedroom home with study, blending modern style, space & comfort.

The first floor offers an open plan layout with two spacious living areas, flowing out onto a balcony providing a lovely outlook over Haig Park, an urban oasis at the city's edge.

Recently updated with new carpet & fresh paint, this home combines style, space & comfort featuring large picture windows with block-out blinds & reverse cycle split systems throughout, year-round comfort is assured.

The functional kitchen features premium Bosch appliances, including an electric cooktop, oven, dishwasher & a dedicated microwave nook.

The upstairs bedrooms exude a chic Paris loft vibe with French-inspired design elements with skylight windows that fill the space with natural light, creating a serene & stylish retreat. Additionally upstairs there is a versatile study/multipurpose room offering endless possibilities.

This uniquely designed home includes two full bathrooms with floor-to-ceiling tiles, ample under-stair storage & generous linen closets. Adding to the convenience is a powder room on the first floor with an in-home laundry complete with a washing machine & dryer.

The Vail complex offers a swimming pool & play swing set for children to enjoy.

Whether you're savouring the tranquil park views, enjoying the stylish living spaces, or simply soaking up the ambiance, this home promises a lifestyle that is as unique as it is beautiful.

Located within walking distance of the vibrant hustle & bustle of Braddon, with its array of cafes, bars & restaurants, as well as the CBD & Australian National University, this property offers the perfect blend of convenience & luxury.

Don't miss your chance to make this exceptional residence your own!

Features:

Located on 2nd floor

Open plan living

New carpet

Freshly painted

2 living areas

2 storeys

Bosch appliances - electric cooktop, oven, dishwasher

Microwave nook

Large picture windows with block out blinds

Outlook overlooking Haig Park

3 beds plus study

2 bedrooms upstairs

Ensuite inc. bath

Bedrooms all with built-ins

2 full bathrooms plus powder room.

Floor to ceiling tiles

Plenty of under-stair storage

Large linen closets

Reverse cycle split systems

Washing machine & dryer

Pool

Swings

2 secure parking spaces

Essentials:

Approximations:

Built: 1997

Vail Complex - 53 apts in building

Living: Downstairs 79m² & Upstairs 80m²

Total: 159m²

Balcony: 6m²

Parking: 28m

Rates: \$646 per quarter

Strata: \$1,578 per quarter inc. sinking fund

Land tax: (Investors only): \$3,538 per annum

Rental Estimate: \$800 - \$850 per week

EER: 6