

422/27 Lonsdale St, Braddon, ACT, 2612

Apartment For Sale

Tuesday, 15 October 2024

422/27 Lonsdale St, Braddon, ACT, 2612

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Paul Corazza
0262099618

Modern and stylish apartment

Palko is architecturally designed to make a statement, and it certainly succeeds in doing so. Its modern minimalism at its best and has been exquisitely crafted to foster a welcoming ambiance, characterised by sleek, clean lines and the inviting warmth of wood.

Situated on Lonsdale St within the lively trendy suburb of Braddon, Palko presents residents with a plethora of dining, café, shopping, and nightlife options.

No. 422 boasts luxurious features such as customised joinery, integrated appliances, and timber finishes, adding an element of refinement and sophistication to the living space.

When you walk through the door you are automatically drawn to the view of Mount Ainslie and the urban, chic design. With engineered timber flooring throughout, a polished concrete ceiling and modern spotlights in the living space that are a standout.

An impressive designer kitchen boasts luxurious 60mm marble benchtop, a stylish Franke sink, ample pantry, and bench space. The integrated fridge and dishwasher are modern with bespoke custom joinery. A Smeg oven and induction cooktop look seamless with the contemporary design.

The large bedroom is light filled with generous built-in robes and a joinery-built study bench, the perfect spot to work from home and gaze over the western views of Braddon and Black Mountain Tower.

The bathroom is enveloped in floor-to-ceiling mosaic tiles, complemented by timber-panelled ceilings, creating a relaxing atmosphere that leaves you feeling refreshed and rejuvenated.

The European laundry has Fisher & Paykel washing machine and dryer, smart storage and integrates seamlessly in the bathroom.

With two generous balconies at the front and back of the apartment, allowing abundant light and fresh air to circulate throughout, as well as fantastic views from both, Mount Ainslie and Black Mountain Tower as visible.

Essentials:

- Internal living: 67m²
- Balconies: 12m² & 17m²
- EER: 6
- Levies: \$924.98p.q
- Rates: \$493.78p.q (approx.)
- Land tax: \$605.33p.q (approx.)
- Rental estimate: \$550-\$580 per week
- Built in 2018
- 47 apartments in the complex

Features:

- Freshly painted
- Designer kitchen
- Modern and contemporary living space
- Integrated fridge and dishwasher
- Timber flooring
- Polished concrete ceiling
- Chic bathroom

- ❓Ducted reverse cycle cooling and heating
- ❓Great views
- ❓Two generous balconies
- ❓Joinery built-in study bench
- ❓Secure entry and internal lift
- ❓Secure carpark and storage

Near by:

- ❓The well-known and popular bars, restaurants & cafes of Braddon
- ❓Boutique shopping
- ❓Canberra Centre
- ❓Light rail
- ❓Haig Park and the Sunday markets
- ❓Commercial businesses
- ❓Numerous parks and green spaces