

43/10 Lonsdale Street, Braddon, ACT, 2612



Apartment For Sale

Monday, 5 August 2024

43/10 Lonsdale Street, Braddon, ACT, 2612

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment

Ultra-convenient residence with stunning views of Mt. Ainslie.

Find the next level of peace and comfort here in this charming 1-bedroom 'Arte' residence superbly positioned high on level 4 with stunning views towards Mt. Ainslie and a popular easterly aspect. Privately situated on the quiet side of the building away from Lonsdale Street and fitted with double glazed sliding doors and windows, which most other Arte apartments don't have, this apartment showcases a beautiful level of tranquillity and quietness for any resident to admire. 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.

Internally, the spacious open plan layout has been thoughtfully designed to cater to your lifestyle. With plenty of space, enjoy the versatile options to establish an inviting living/lounge room for day-to-day living, as well as a separate dining area with enough space for a proper eight-seat table for hosting guests in style. In addition, there is also a study/storeroom that can be utilised to work from home or study. Set yourself out onto the sizeable balcony that presents an attractive setting with a desirable aspect with views of Mt. Ainslie to relax quietly outside or for entertaining friends and family.

When you're not out indulging in the various restaurants and local cuisines, the kitchen delivers a practical layout combined with quality Bosch stainless steel appliances and plenty of bench space for meal preparation to serve any homemade meal to perfection. You'll also find a built-in microwave, dishwasher, 20mm stone benchtops and a copious amount of pantry and cupboard space for groceries and appliances.

Come home and find added peace and comfort in the bedroom that bestows a generous level of space combined with direct balcony access, a walk-through robe and private access to the bathroom. The bathroom reflects a contemporary design with full-height tiling, floating vanity and a single bowl sink and shower.

In this highly desirable location, there is no shortage of things to do and places to visit nearby. Create the lifestyle you've always envisioned being in the thick of the action just metres from some of the popular attractions, that include Assembly, Hopscotch, Lazy Su, BentSpoke Brewing Co, The Civic Pub and many more, The Canberra Centre and CBD is just a short walk down the road and if you need to expand your visits to other parts of the City or the ANU an electric scooter is never far away to travel on.

Summary of features:

- ☑Stunning views of Mt. Ainslie perched high on level 4
- ☑Charming 1-bedroom 'Arte' residence ideal for any first home buyer or an investor
- ☑Positioned on the quiet side of the building away from Lonsdale Street
- ☑Popular easterly aspect with plenty of natural light & high floor to ceiling windows
- ☑Double glazed windows & sliding doors (not all Arte apartments are double glazed)
- ☑Reverse cycle air-conditioning in the living area & the bedroom (unlike many 1-bedroom apartments)
- ☑High speed fibre broadband & pay-tv connections
- ☑LED lighting
- ☑Spacious open plan layout to cater to your lifestyle & for day-to-day living
- ☑Separate study for working from home or a storeroom for personal belongings
- ☑Entertainer's balcony for further living space & hosting guests
- ☑Practical kitchen layout with plenty of bench space for meal preparation
- ☑Quality Bosch stainless steel appliances
- ☑Built-in microwave
- ☑Integrated dishwasher
- ☑20mm stone kitchen benchtops
- ☑Stainless steel double sink

- Ample pantry & cupboard space
- Well-sized bedroom with direct balcony & bathroom access & a walk-in robe
- Contemporary style bathroom with full-height tiling, vanity & single bowl sink & a sizeable shower
- Linen cupboard for household goods
- European style laundry with a clothes dryer
- Video & voice intercom access
- Basement car parking
- Communal rooftop & barbecue area perched on the top floor with views

Key figures:

- Living area: 65m²
- Balcony size: 11m²
- Rates: \$2,155 p.a. (approx.)
- Land tax (investor's only): \$2,836 p.a. (approx.)
- Strata: \$4,651 p.a. (approx.)
- EER: 6 stars