

447/22 Lonsdale Street, Braddon, ACT, 2612

Apartment For Sale

Wednesday, 16 October 2024

**total
property**
management

447/22 Lonsdale Street, Braddon, ACT, 2612

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment

Step out into the Heart of Lonsdale Street

As the kitchen is the heart of the home, Lonsdale Street is the heart of the Inner North and there's no better offering than this spacious Mode 3 apartment. Set amongst an array of cafes, bars, restaurants, and boutique shops, everything you need is right at your doorstep.

Step out onto the decked balcony and take pause. With the balcony, open-plan living area and generous bedroom backdropped by mountain views, entering the apartment will have you feeling miles away from the city buzz below. Filled with natural light, the space is a pleasure to be in.

The kitchen is timeless with timber-look laminate, stone benchtops, double sinks, high quality appliances and a large island bench giving an abundance of space for preparation and entertaining.

Uncharacteristic of a one-bedroom apartment, a standalone laundry is an added luxury. The bathroom is sleek with floor to ceiling tiles, double mirrored cabinets and an oversized shower recess.

Apartments in this complex don't come around often, and for good reason. Don't miss your opportunity to join the highly-desired lifestyle that comes with the Mode 3 community.

Features:

Kitchen with stone benchtops, island bench, dishwasher, built-in wine rack, double undermount sinks, high quality appliances

Ducted reverse-cycle heating/cooling for year-round comfort

Bedroom with built in robe

Balcony with timber decking and mountain views

Oversized shower and separate laundry

Double glazed windows

On-site building manager

Secure car space

Walk to the Light Rail, The Canberra Centre, cafes, restaurants, pubs, and boutique shops

EER: 6.0

Rates: \$517.86 per quarter approx.

Land tax (if rented out): \$665.52 per quarter approx.

Body corporate: \$1385 per quarter approx.

Water rates: \$201 per quarter approx.

Please note this property has been digitally styled using AI

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