

**47/60 Henty Street, Braddon, ACT, 2612**



**Apartment For Sale**

Thursday, 12 September 2024

47/60 Henty Street, Braddon, ACT, 2612

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Treston Bamber

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## Peaceful Parkside Apartment in Vibrant Inner-City Locale

Prepare to be delightfully surprised by how much space is on offer in this two-storey apartment overlooking Haig Park. Combining the serenity of a parkside locale with the convenience of living right in the heart of Canberra, this private haven perfectly blends tranquillity with the energy of city living.

The generous lounge and dining area flows to a separate, well-appointed kitchen and family room that opens onto the balcony, where you can relax and take in the leafy views of the park. Completing the lower level is a bedroom-great for guests or teenagers who want a little space-and a laundry with a convenient toilet.

Upstairs, you'll find two spacious bedrooms with built-in robes-the main bedroom with a luxurious spa ensuite, a family bathroom, and a substantial multifunctional storage space big enough to be used as a study or media room.

With updated carpets and paint plus new LED lighting, this lovely home requires no work to enjoy. Additional features include two covered car spaces (although in this great location, you can leave the car at home), secure intercom entry, split system air conditioning, electric cooking, a dishwasher, and curtains throughout.

Situated in the Vail Apartments complex, this residence offers the luxury of a communal pool. Haig Park is directly opposite for when you want to walk amongst the trees or enjoy the weekly markets and regular events held in the park, while Mount Ainslie hiking trails and lake walks are also within easy reach. A short walk takes you to quality schools, the ANU, and the bustling cafés and dining options along Lonsdale and Mort Streets. Or jump on a nearby bus or tram and be in the CBD in just minutes.

This family-size apartment has been long held by the original owner for good reason-it offers spacious, low-maintenance living in a prime, parkside locale just moments from Canberra CBD. This rare opportunity won't last long-contact our office today to secure your place in Vail Apartments.

Auction Details - This home will be auctioned in rooms at Ray White Canberra Auction House at 2/14 Wales Street Belconnen on Thursday 3rd October 2024 at 5.00pm - Unless sold prior to.

### Features -

- 158m<sup>2</sup> private apartment in Vail Apartments
- Directly opposite Haig Park with park views
- Spacious, carpeted lounge & dining room
- Separate kitchen & family area + balcony
- Electric cooking, dishwasher, ample storage
- 3 beds with BIR + 2 baths, including spa ensuite
- Internal laundry room with third downstairs WC
- Large, carpeted storage room/home office
- Split-system air-con + intercom + curtains
- The convenience of 2 basement car spaces
- Shared inground pool, great for summer
- Walk to cafes, dining, transport, schools, ANU
- Minutes to Canberra Centre, Civic, & nightlife
- Family-size inner-city apartment, parkside locale

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.