

**50/28 Mort St, Braddon, ACT, 2612**

**Apartment For Sale**

Thursday, 19 September 2024

**Canberry.**

*Live Where You Love*

50/28 Mort St, Braddon, ACT, 2612

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Curtis Dong  
0449889665



Shan Gao  
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## Simply Breathtaking

### What the Owners Loved:

Elegant, stylish and immaculate - From the moment you enter this 6th floor apartment you will quickly realise that it offers so much more. You will first notice the incredible views of Mount Ainslie that can be appreciated. To take full advantage of this stunning outlook you will not be disappointed watching the sunrise from the bedroom, the sun-drenched living areas and the spectacular views.

### What You'll Love:

Located in the heart of the rapidly transforming Braddon retail precinct, NUMBER 28 is surrounded by retail, dining and entertainment options of the highest quality, with the city and beautiful parklands only minutes away. NUMBER 28 offers true versatility to match your living arrangements.

Located on Level 6 at the back of NUMBER 28 development, this 1 bedroom 1 bathroom apartment will give you the privacy you are looking for.

The stylish, neat kitchen features stone benchtops, quality fittings and appliances, dishwasher and plenty of storage options. The light filled open plan living and dining area flows out onto an entertainer's balcony, that's where you can sit and soak up the views towards Mount Ainslie.

The master bedroom offers built-in robes and balcony access. With easy access to the main bathroom which set this property apart from others in its category.

The apartment additionally has a European laundry and reverse cycle heating and cooling for year-round comfort. A single secure undercover car park with storage cage completes the picture.

Walking distance to numerous cafes, bars, a variety of restaurants offers the best of city living right at your front door. It's this combination of work and play, leisure and sophistication that helps the complex create a remarkable opportunity where life takes.

Be sure to inspect.

### At a glance...

- Located on level 6
- Incredible views of Mount Ainslie
- Living areas & master bedroom flooded with natural light
- Newly replaced carpet
- The stylish, neat kitchen features stone benchtops, quality fittings and appliances, dishwasher and plenty of storage options.
- Large and functional living space flows out onto the balcony
- Master bedroom with built-in robes and balcony access
- Modern bathroom with quality fixtures and fittings
- Split system air conditioner
- Secured parking space with storage cage

#### Love The Location...

- Braddon retail precinct at your doorstep
- Within 3 minutes' walk to Canberra CBD
- Within 4 minutes' walk to the light rail station
- Within 11 minutes' walk to ANU

#### Property details...

Living: 49 m2 (approx.)

Balcony: 13 m2 (approx.)

Built: 2013

EER: 6.0

Rates: \$508 p.q. (approx.)

Land Tax: \$661 p.q. (approx. Investors only)

Body Corporate: \$1,423 p.q. (approx. both administration and sinking fund included)

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