

503/27 Lonsdale Street, Braddon, ACT, 2612

CARTER + CO

Apartment For Sale

Wednesday, 25 September 2024

503/27 Lonsdale Street, Braddon, ACT, 2612

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment

Experience Luxury Living with One of Lonsdale Street's Finest 1-Bedroom Apartments

The Features You Want To Know.

- + Modern and Stylish One-Bedroom Apartment in the NIBU Complex
- + Light-filled living area
- + Industrial feel with concrete flooring throughout
- + Designer Galley-style kitchen with ample storage
- + 4 burner Induction cooktop and integrated fridge/freezer
- + Open plan kitchen, living and dining
- + LED lights and feature strip lighting
- + Large master bedroom with built-in robe
- + Stunning bathroom with floor-to-ceiling tiles
- + European Laundry with 2in1 washing machine and dryer included
- + Stunning central atrium balcony with access from dining area
- + Secure Car Space and storage cage
- + Prime location with Lonsdale Street at your doorstep, only moments away from cafes, restaurants, retail and public transport

The Location.

- + 3 Minutes to Ainslie Primary School
- + 4 Minutes to Canberra Centre
- + 5 Minutes to Australian National University
- + 11 Minutes to Canberra Airport
- + 11 Minutes to Calvary Bruce Private Hospital

Why You Want To Live Here.

This modern, stylish one-bedroom apartment is designed to offer both comfort and convenience, making it the perfect place to call home. Located in the sought-after NIBU Complex, this property boasts a sleek, contemporary layout and a range of premium features to enhance your living experience.

Step into a bright and airy space with the apartment's neutral color palette, offering a sophisticated backdrop, allowing you to personalize the space and make it your own. The galley-style kitchen is a highlight, featuring ample storage for all your cookware and essentials, complemented by a sleek four-burner induction cooktop that offers fast and precise heat for your culinary endeavors. The central winter-garden-style balcony is an ideal place to unwind, offering a tranquil outdoor space that can be enjoyed rain or shine.

The generous master bedroom comes with a built-in wardrobe, providing ample storage while creating a cozy, private retreat for restful nights. With a stunning walk-in design bathroom, which combines practicality with a modern, luxurious feel. Additional convenience comes with the European-style laundry, complete with a space-saving 2-in-1 washing machine and dryer, ensuring your laundry needs are met with minimal effort.

Perfectly situated in the vibrant and trendy suburb of Braddon, you'll have everything at your fingertips, from popular cafes and restaurants to boutique shopping and excellent public transport options. Plus, the bustling city center is just moments away, making this apartment an exceptional lifestyle opportunity in a prime location.

The stats you need to know!

- + Block: 22
- + Section: 20
- + EER: 5.5 stars
- + Unit Plan: 4398
- + Internal Living: 58 m² (approx.)
- + Balcony: 6 m² (approx.)
- + Car: One secure car space and storage cage
- + Rates: \$1,401.53 per annum. (approx.)
- + Land Tax: \$1,621.94 per annum. (approx.) *only payable if rented
- + Strata: \$1,135.96 per quarter (approx.) *including sinking fund
- + Heating and cooling: Ducted Heating and Cooling
- + Rental Appraisal: \$540 - \$560 per week