

**509/55 Currong Street, Braddon, ACT, 2612**

ARCHER

**Apartment For Sale**

Saturday, 28 September 2024

509/55 Currong Street, Braddon, ACT, 2612

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

## Great investment opportunity in the heart of Canberra

Nestled in the bustling heart of the city, this charming apartment in the iconic "DAWN" complex offers the perfect fusion of convenience and modern urban living. Located directly across from the Canberra Centre and just a short stroll to the vibrant Braddon Dining Precinct, ANU, and the Light Rail station, everything you need is right at your doorstep.

Perched on the 5th floor with easy lift access, this apartment is flooded with natural light. The open-plan living and dining area offers both comfort and functionality, seamlessly connecting to a spacious balcony-ideal for entertaining or unwinding in the open air.

The generously sized bedroom features a built-in wardrobe, providing ample storage space. The contemporary kitchen boasts sleek stone benchtops and stainless steel appliances, offering the perfect blend of style and functionality for all your culinary needs.

Residents of the "DAWN" complex can enjoy exclusive access to the stunning sky garden, offering a serene retreat above the city.

Currently with a fixed term lease at \$530/week till May 24th 2025. This is a fantastic opportunity for downsizers, first-home buyers, and investors alike. Don't miss out! Contact Alex today for more information and to schedule your viewing.

### Features:

- Bright with natural lights
- Single level floorplan
- Level 5 with lift access
- High Ceiling
- Open plan living and dining area
- SMG stainless Steel Appliance
- Timber floor in living area
- Stone benchtop
- Soft close cabinetry
- Bedroom with Built-in robes
- Double glazed windows and sliding doors
- Ducted R/C Air conditioner
- Secure underground car park with storage unit
- Sky-garden area with BBQ facility
- Close to Canberra Centre, Braddon Dining Precinct, ANU, and the Light Rail station

### Particulars (all approx.)

Living 51 m2 + balcony 9 m2

Year Built: 2022

Strata: \$583/quarter

Rates: \$442/quarter

Landtx:\$540/quarter

Currently leased for \$530/week till May 24th 2025

EER: 6.0

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