

53/10 Ipima Street, Braddon, ACT, 2612

Apartment For Sale

Friday, 19 July 2024

53/10 Ipima Street, Braddon, ACT, 2612

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Paul Corazza

Rejuvenated and refreshed North facing residence with the Light Rail moments away!

Elevate your lifestyle in this stunning apartment on level four, boasting views of Mt. Ainslie and Mount Majura. With a coveted northerly aspect, this 'Astin Apartment' property is bathed in natural light, creating a warm and inviting atmosphere. Recently updated with new LED lighting, carpet and fresh paint, this vacant residence is ready for immediate move-in.

Located just metres from the Light Rail, you'll enjoy easy access to Canberra's CBD and other popular areas. This property is perfect for first home buyers, live-in owners looking for a prime location, or astute investors seeking a valuable addition to their portfolio.

Inside, the open-plan layout offers ample space for relaxation and flexibility in creating separate living and dining areas. The generous North-facing balcony provides an ideal spot for outdoor relaxation or entertaining guests, with stunning views to admire.

The kitchen is designed for practicality and ease, featuring ample bench and pantry space, a Bosch oven and cooktop, built-in microwave, integrated dishwasher, and 20mm stone benchtops. Cooking at home becomes a joy in this efficient space.

The main bedroom offers a spacious retreat with a walk-in robe, while the bathroom features full-height tiling, a wall-hung vanity unit, designer fittings, and a European-style laundry with a clothes dryer and washing machine included.

In this highly desirable location, your social calendar will always be full. The iconic Rex Hotel next door offers the glamorous Howling Moon Bar on the top floor, with stunning city views for enjoying drinks or a meal with friends. The City Centre and vibrant Lonsdale Street are just a short walk away, offering a plethora of restaurants, bars, clubs, and shopping venues to explore and enjoy.

This property combines elegance, comfort, and convenience, making it an exceptional choice for those looking to enhance their lifestyle.

Summary of features:

- Views of Mt. Ainslie & Mount Majura
- North-facing residence with plenty of natural light
- Convenient location nearby the Light Rail & close to Lonsdale & Mort Street
- Brand new modern carpets
- Updated LED lighting
- Freshly repainted throughout the entire unit
- Spacious open plan layout for day-to-day living
- Dining area for hosting guests & family meals
- Entertainers' balcony for outdoor relaxation
- Reverse cycle air-conditioning
- Practical kitchen layout for home cooking
- Fisher & Paykel integrated dishwasher
- Built-in microwave & Bosch oven
- Plenty of bench space with 20mm stone benchtops for meal preparation
- Ample pantry & cupboard space
- Well-appointed bathroom with full height tiling & designer bathroom fittings
- Floating wall hung vanity with 20mm stone benchtops & cupboard space
- Well-sized bedroom with a walk-in robe & window for added light
- European style laundry with a washing machine & a clothes dryer
- Sizeable linen cupboard

- Basement car parking with a storage cage
- Visitor car parking
- Vacant & ready to enjoy now

Located close to:

- Ipima Light Rail stop
- The Howling Moon Rooftop Bar
- Lonsdale & Mort Street
- O'Connor Shops (The Duxton, IGA, Flatheads & more)
- Turner Primary School
- The City Centre & ANU
- Dickson & Braddon precincts

Key figures:

- Living area: 56m²
- Balcony: 8m²
- Rates: \$1,957 p.a. (approx.)
- Land tax (Investors only): \$2,469 p.a. (approx.)
- Strata: \$5,015 p.a. (approx.)
- EER: 6