

**602/51 Mort St, Braddon, ACT, 2612**

**CARTER + CO**

**Apartment For Sale**

Friday, 27 September 2024

602/51 Mort St, Braddon, ACT, 2612

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**

## Spacious 3 Bedroom apartment in the heart of Braddon!

### The Features You Want To Know.

- + Large and spacious three-bedroom Braddon apartment
- + Modern, high-quality kitchen with Smeg freestanding dishwasher, 600mm Smeg Induction cooktop, 600mm Smeg oven
- + Stone benchtops
- + Quality Kitchen joinery
- + Timber flooring throughout
- + Double-glazed windows and sliding doors
- + Huge living areas
- + Substantial natural light
- + Large amounts of storage
- + Floor-to-ceiling tiling in both bathrooms
- + European laundry with Samsung washing machine and Fisher and Pykel Dryer
- + Private outdoor entertaining
- + Intercom system
- + NBN connected
- + Two secure side by side car spots and storage cage
- + Complex shared BBQ and Garden area located on Level 1
- + In the heart of the Braddon's retail and dining precinct

### Why You Want To Live here.

Located in the ever-vibrant Braddon retail precinct, this stunning three-bedroom apartment offers a truly special opportunity.

Spread over a generous 114m<sup>2</sup> (approx.) of internal living, Unit 602 in the IQ apartments showcases a functional design, ensuring spacious living is achieved with ease. Upon entrance, the stark quality of the apartment is clear.

The well-equipped kitchen features quality appliances and stone benchtops and overlooks the dining and living areas which seamlessly connect to a private terrace, the perfect place for alfresco dining.

Completing this beautifully unique apartment is accommodation of three expansive bedrooms and two well equipped bathrooms.

With high-quality designer inclusions throughout and a clever design, this apartment is a unique offering and not one to be missed.

The city is just 400m away and set back far enough for peace and serenity yet just a short 100m walk to all the retail, dining, and entertainment options of Lonsdale Street Braddon. Everything you need is at your doorstep. This apartment presents an exceptional lifestyle choice or an incredible investment opportunity, it will exceed your expectations.

### The Stats You Need To Know.

- + Block: 2
- + Section: 18
- + Units Plan: 4124
- + EER: 6 stars

- + Internal Living: 114m<sup>2</sup> (approx.)
- + Balcony: 9m<sup>2</sup> (approx.)
- + Rates: \$1,403 per annum (approx.)
- + Land Tax: \$1,624 per annum (approx.)
- + Strata: \$1,343 per quarter (approx.) \* including sinking fund
- + Rental Appraisal: \$730 - \$760 per week