

# 69/11 Fawkner Street, Braddon, ACT, 2612

## Apartment For Sale

Tuesday, 10 September 2024

69/11 Fawkner Street, Braddon, ACT, 2612

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



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## Top Floor, Town-House Style Apartment!

Get ready to fall in love! Tucked away in the sought-after Fullerton complex, this top-floor townhouse-style apartment blends classic charm with modern ease, giving you the best of both worlds. It's more than just a home it's a lifestyle.

The size of the open plan living area will take your breath away - the property itself is on par with a 4-bedroom design. Two distinct areas, bathed in sunlight thanks to the apartment's north-facing position and windows on each side. With mature trees surrounding the building, it feels like your own private treetop retreat. And the balcony? Perfect for enjoying your morning coffee or unwinding with a good book on a lazy weekend.

Upstairs, all three bedrooms are carpeted for coziness. The master bedroom has an impressive walk-in wardrobe plus access to generous attic storage plenty of space for more than just the suitcase and the Christmas Tree!

The Fullerton offers an inground swimming pool for those hot summer days and a communal garden brimming with fresh produce. With tree-lined streets and positioned just minutes from Braddon's buzzing cafes, shops, and restaurants, you're right where the action is without sacrificing peace and tranquility.

If you're looking for a home that's anything but ordinary, this is the one. Schedule an inspection today and get ready to fall in love with your new treetop escape!

### Summary of Features:

- 136sqm Living + 9sqm Balcony
- 2-Storey, Townhouse Style Apartment
- Top Floor (Stairs to L3), Corner Position
- Open Plan, North-Facing Living
- Split System AC to Living
- Plantation Shutters Throughout
- Kitchen w/ Dishwasher + New Electric Cooktop & Oven
- Guest Powder Room on Ground Floor
- Main Bedroom w/ Walk-In Robe + Attic Storage
- Ensuite w/ Spa Bath
- Secure, Side-by-Side (2) Basement Parking
- Pet-Friendly Complex
- Well-Managed Body Corporate
- Regularly Cleaned & Serviced Inground Pool

### - Key Figures -

Rates: \$626/q (approx)

Body Corp: \$1369/q (approx)

Rental Estimate: \$740-\$790pw