

706/51 Mort Street, Braddon, ACT 2612

maloneys

Apartment For Sale

Thursday, 11 July 2024

706/51 Mort Street, Braddon, ACT 2612

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 76 m2

Type: Apartment



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\$540,000+

If you are looking for a spacious modern one-bedroom property with a large separate study plus extra wardrobe and large bathroom then this is the property for you. The open-plan living and dining area is designed for comfort and style, providing plenty of space to relax and entertain. The Modern Kitchen equipped with high-quality appliances, sleek cabinetry, and ample bench space, perfect for home cooks. The well-sized bedroom features built-in wardrobes, while the additional study offers flexibility for a home office, guest room, or creative space. The large bathroom boasts modern fixtures and a clean, contemporary design. Enjoy your morning coffee or evening wine on your own private balcony, offering views of the lively Braddon precinct. The apartment includes one secure parking spot, giving you peace of mind and easy access to your vehicle. Situated in the heart of Braddon, you'll be just moments away from some of Canberra's best cafes, restaurants, and shops. With easy access to public transport and the city center, everything you need is right at your doorstep. Don't miss this opportunity to own a slice of modern urban living in one of Canberra's most sought-after suburbs. Ideal for first-home buyers, investors, or those seeking a convenient and stylish city lifestyle. Amazing views across the city skyline towards Mt Ainslie and you can even see the War Memorial.

Property Highlights:

- One bedroom with built-in robes (mirrored doors)
- Smart keyless entry with security intercom access and lift
- Spacious living room with access to balcony
- Kitchen with appliances including dishwasher and microwave
- Separate study with large built-in wardrobe
- Plenty of extra storage
- European laundry with dryer
- Large modern bathroom
- Basement carpark for one car
- Excellent location - Level 7

Property details:

- Living Size: 76 m²
- Balcony Size: 9 m²
- Car space: 13 m²
- Storage: 2 m²
- EER: 6.0
- Ceiling Insulation: R4.3
- Level 7
- Year Built: 2015
- Number of apartments in complex: 245
- Fixed Term Tenancy until 20/08/2024 paying \$540 per week

Property outgoings:

- Rates: \$491 approx. per quarter
- Land tax if payable: \$589.02 approx. per quarter
- Levies: \$970.45 approx. per quarter
- Water Rates: \$186.77 approx. per quarter

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