

**706/74 Northbourne Avenue, Braddon, ACT, 2612**



**Apartment For Sale**

Thursday, 15 August 2024

706/74 Northbourne Avenue, Braddon, ACT, 2612

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**

## Investment Opportunity at The Adina

Positioned in the vibrant epicenter of Braddon, this impeccably appointed apartment offers an unparalleled investment opportunity within Canberra's thriving Inner City. Fully furnished and poised for immediate occupancy or rental, this property is an ideal acquisition for discerning investors or those seeking a refined urban lifestyle.

Perched on the 7th floor, this expansive two-bedroom, two-bathroom apartment spans a generous 82m<sup>2</sup> of total living space. The well-designed open-plan living area is complemented by an 8m<sup>2</sup> balcony, perfect for outdoor relaxation or entertaining, ensuring maximum tenant appeal and rental yield.

The apartment's prime location, mere steps from Braddon's dynamic retail precinct and the Canberra City, enhances its desirability. Lonsdale and Mort Streets are home to an array of high-end bars, cafes, restaurants, and boutique shops, solidifying this address as one of Canberra's most coveted.

This property offers flexible investment options, whether for private rental, owner occupancy, or inclusion in the Medina Serviced Apartment program, ensuring consistent and reliable returns.

### In Summary:

- Premier Braddon location with 82m<sup>2</sup> of sophisticated living space
- Comprehensive renovation completed in 2016
- Two spacious bedrooms and two well-appointed bathrooms, including an ensuite
- Contemporary open-plan living design
- Dual-zone reverse cycle air conditioning
- Fully furnished for immediate rental or occupancy
- Secure underground basement parking
- Access to premium amenities: heated outdoor swimming pool, spa, gym, sauna, and BBQ area
- Strategic location within Braddon's burgeoning dining and retail precinct
- Proximity to Canberra Centre, enhancing long-term capital growth potential

### Figure Summary (approx.)

- licence fee from Medina Property Services Pty Ltd \$2,759.21 per month
- Council Rates \$1,892.50 p/q
- Body Corporate \$1,930 p/q
- Water \$200p/q