

# 718/86-88 Northbourne Avenue, Braddon, ACT 2612



## Apartment For Sale

Sunday, 23 June 2024

718/86-88 Northbourne Avenue, Braddon, ACT 2612

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 62 m2

Type: Apartment



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**\$430,000 - \$450,000**

The current owners of this sunny one-bedroom apartment, situated within the 'Phoenix' apartments complex, have leveraged its prime location and desirable features to secure both private and government contracts for short-term rentals. Achieving approximately \$3000 per month in rental income, this success highlights the apartment's appeal not only as a comfortable live-in residence but also as a lucrative investment opportunity. Situated in the heart of Braddon, a sought-after neighbourhood known for its vibrant and friendly community atmosphere and proximity to boutique stores, local cafes, restaurants, and the Canberra Centre, this apartment offers convenience and accessibility that appeals to a wide range of tenants - whether professionals on short-term assignments or visitors exploring the capital city. The interior features a spacious kitchen with granite benchtops, quality appliances, and ample storage - a setup that caters to both the culinary needs of tenants and the desire for modern comforts. The living area opens out onto a balcony, with sweeping views of the bustling city below, providing a perfect setting for relaxation or entertainment. Residents and tenants alike benefit from the complex amenities such as secure underground parking, a well-equipped gym, and an outdoor swimming pool, enhancing the overall appeal and value of the property. Adding to its allure, the complex also features a rooftop terrace, situated on level 4, offering residents breathtaking views, including the iconic Telstra Tower. Imagine stepping onto this exclusive vantage point, where Canberra's skyline unfolds before your eyes, with the Telstra Tower standing majestically against the backdrop. Combined with the apartment's prime location in Braddon, its modern amenities, and its history of successful short-term rentals, the addition of a rooftop terrace further solidifies this property as a standout choice for those seeking both a vibrant urban lifestyle and a sound investment opportunity in the heart of the capital city.

More Details:- Located within the 'Phoenix' apartments complex- Situated on level 7 with lift access- Internal intercom for guests- Generous bedroom ft. built-in wardrobe with sliding mirrored doors, electric wall heater & access to balcony- Open plan living, dining & kitchen- Kitchen ft. 1.5 stainless-steel sink, granite benchtops, breakfast bar, ample storage & quality electric Bosch appliances inc. cooktop, built-in oven & dishwasher- Brand new Mitsubishi inverter split system heating/cooling unit to living- Fully-tiled bathroom ft. large bath/shower- Separate laundry ft. washing machine & dryer- Two built-in linen cupboards- Spacious tiled, undercover balcony accessible via living space & bedroom- Superb Northerly aspect- Plentiful natural lighting via wall-to-wall glass sliding doors/windows- Secure single car, allocated basement parking ft. secure storage cage- Complex amenities inc. secure underground parking, well-equipped gym, swimming pool & rooftop terrace- Within walking distance of Braddons vibrant restaurant precinct, Haig Park, Canberra CBD, ANU & public transport inc. Elouera Street light rail stop mere meters away- Short commute to Australian War Memorial & surrounding suburbs inc. Belconnen- Year Built: 2003- EER: 6 stars- Approx. Living Size: 62 sqm- Approx. Balcony Size: 6 sqm- Approx. Council Rates: \$444 per quarter- Approx. Strata Levies: \$1047.89 per quarter (inclusive of Sinking Admin Fund)- Approx. Rental Return: \$500 per week

PSA: Guest car parking is available out the front of the building (Northbourne Avenue side) and paid car parking is available at the back of the building (Mort Street side). Both sides have access to the building via intercom (dial #718).