

90/84 Northbourne Avenue, Braddon, ACT, 2612



Apartment For Sale

Friday, 2 August 2024

90/84 Northbourne Avenue, Braddon, ACT, 2612

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment

SERVICED APARTMENT IN THE HEART OF CANBERRA

FOR INVESTMENT USE ONLY

This well-maintained, fully furnished one-bedroom property presents a fantastic opportunity for investors seeking a guaranteed rental income in the heart of one of Canberra's liveliest and most desirable neighbourhoods. The prime location ensures ultimate convenience for guests, with Braddon's cosmopolitan ambiance just steps away. A variety of attractions, including stylish cafes, delightful eateries, boutique shops, and cultural hotspots are all easily accessible within a short stroll.

If you seek a cost-effective, hassle-free investment with assured rental income, your search ends here. This investment yields \$23,221 per annum with the hotel lease expiring in 2028. Additionally, if you ever need the apartment for short-term accommodation, you can enjoy a discounted rate.

Located on the 7th floor, this immaculate apartment features comfortable open-plan living, a spacious bedroom with room for a study area and an allocated car space. Enjoy the outdoor balcony and the nearby parks for various outdoor activities. The complex also offers a range of amenities, including a heated indoor pool, sauna, gym, restaurant, and bar.

Key Features:

- 1 bedroom, bathroom serviced apartment
- Currently under lease with the Mantra Hotel until October 2028
- Set and forget investment with guaranteed rent
- Fully furnished
- Balcony views of Black Mountain and Telstra Tower
- Complex has a pool, gym, sauna, restaurant and bar
- Convenient location, quick stroll to cafes, restaurants and shopping
- Split system heating and cooling

Property Details:

- 55 square metres of living and 7 square metre balcony
- Rent paid monthly: \$23,221 pa
- Strata fees: \$660/quarter approx
- Water: \$186/quarter approx
- Rates: \$448/quarter approx
- Land tax: \$545/quarter approx

Don't miss out on this amazing opportunity to secure a premium investment apartment in the heart of Braddon. Contact us today to arrange an inspection!