

G16/43 Currong Street North, Braddon, ACT 2612



Sold Apartment

Monday, 14 August 2023

G16/43 Currong Street North, Braddon, ACT 2612

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment

\$715,000

Auction Location: LJ Hooker Auction HQ The owners are keen sellers and will consider genuine offers prior to auction. Nestled in the charming Provenance building at Founders Lane, built with care by JW Land, awaits a truly inviting and spacious ground floor apartment. Prepare to experience a haven of comfort and warmth that will make you feel right at home. Let's explore the delightful features:

Embrace Nature's Serenade: Step into your own private oasis with a spacious ground floor apartment and a delightful courtyard. Surround yourself with nature's symphony as you unwind and revel in the tranquillity of your own sanctuary.

Seamless Street Access: Convenience meets comfort with direct street access to Ainslie Avenue. Say goodbye to long commutes and effortlessly explore all the wonders the city has to offer, just a stone's throw away from your doorstep.

Foodie's Bliss: Discover the heart of this abode - the kitchen. Adorned with an island bench featuring a 40mm stone top, it's the perfect spot for culinary adventures and gathering loved ones. Cook up a storm and create memories while enjoying the seamless operation of the ducted range hood.

Inspiring Study Nook: Need a peaceful space to unleash your creativity or tackle tasks? Look no further! This apartment features a cosy study nook, offering a quiet corner to dive into your favourite books, embark on personal projects, or work from the comfort of your own home.

Toasty Winters, Cool Summers: Experience year-round comfort with the convenience of ducted reverse cycle heating and cooling. Whether you're snuggled up on a winter evening or seeking respite from the summer heat, this feature ensures the perfect temperature throughout the seasons.

Embrace Greenery: Surround yourself with an abundance of greenery within the complex. Enjoy a refreshing atmosphere and the soothing presence of nature. It's the perfect backdrop for morning strolls or simply unwinding amidst the peaceful surroundings.

Your Blank Canvas: This cosy haven is offered in vacant possession, ready for you to infuse it with your personal touch and make it truly your own. No delays or complications, just move right in and start creating cherished memories.

Tranquillity in the City: Located on the quiet side of Braddon, this apartment offers a serene escape from the hustle and bustle, while still providing easy access to the vibrant city centre just across the road. Experience the best of both worlds and enjoy the peaceful balance of urban convenience and suburban tranquillity.

Café Delights at Your Doorstep: Indulge in a gastronomic adventure with a variety of cafes and eateries right at your doorstep. Start your day with a freshly brewed coffee or savory delectable treats without venturing far from the comfort of your cosy abode.

Your Cosy Haven Awaits: Don't miss the opportunity to call this apartment your home. Experience the warmth and comfort that this enchanting property has to offer. Contact us today to arrange a viewing and embrace the cosiness that awaits you. Welcome home!

Essentials:- Rates: \$1,832 approx. p.a.- Land Tax: \$2,150 approx. p.a. (investors only)- Strata: \$4,152 approx. p.a.- Indoor space: 82sqm- Courtyard: 16sqm- Age: 3 years (built 2020)- EER: 6 stars