

**124/55 Currong Street North, Braddon, ACT, 2612**



**Unit For Sale**

Thursday, 5 September 2024

124/55 Currong Street North, Braddon, ACT, 2612

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**

## A perfect blend of modern, quality and convenience

Positioned within walking distance to the vibrant and iconic Canberra Centre, this modern apartment boasts a formal floorplan that maximizes space and functionality.

Step inside to discover a sleek and modern kitchen, perfect for culinary enthusiasts and entertainers alike. The lovely living area extends seamlessly onto a large balcony, inviting in abundant natural light and providing a perfect spot to unwind. The bedroom seamlessly with a door access to connect to the balcony, featuring a generously sized built-in-robe and an abundance of space for your comfort. The 2nd bedroom is tucked away with private segregation to the other bedroom with ample built-in-robe.

Convenience is key with easy access to great mixtures of shops, restaurants, and amenities just a few steps away. Elevating your experience further, indulge in the rooftop BBQ and entertainment area-a perfect setting to host gatherings while enjoying panoramic city views.

Your peace of mind is ensured with a secured car space, offering both convenience and security in this bustling urban setting. Impeccable quality and contemporary design elements throughout the apartment create an ambiance of sophistication and comfort.

### Features:

- Double glazed windows
- Reverse cycle heating and cooling
- LED downlights
- Bedroom with balcony access and built-in-robe
- European laundry with dryer and sink
- Intercom & Secure access
- Basement parking and storage cage
- Smeg appliances
- Timber flooring
- Floor to ceiling tiled bathrooms

### In close proximity to:

- Glebe Park
- Reid Park
- Canberra Center
- Mt Ainslie
- National Convention Center of Canberra
- Canberra Institute of Technology
- Australian National University
- Commonwealth Park
- Lake Burley Griffin

### Statistics (all measures/figures are approximate):

- Block: 4 Section: 52
- Rates: \$446.00 per quarter
- Strata: \$\$1,372.40 (Admin: \$1,168.31; Sinking: \$204.09) per quarter. Vantage Strata.
- Home size: 74.00 sqm (Internal: 65.00 sqm; Balcony: 9.00 sqm)
- EER: 6.0
- Rental appraisal: \$650.00 - \$700.00 per week