

**22/80 Henty Street, Braddon, ACT 2612**



**Unit For Sale**

Sunday, 23 June 2024

22/80 Henty Street, Braddon, ACT 2612

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



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## Offers Over \$460,000

This top floor, direct North facing unit is surprisingly private and peaceful with no other units looking in and no road noise despite its superb location so close to the City. The single level floorplan has no wasted space and this unit has windows on 3 sides to allow in lots of natural light. Attention live in owners – want early access prior to settlement and a guaranteed move in date? Well good news, we can make that happen as there are no tenants or live in owners to negotiate with, it's vacant and available immediately. Attention investors – early access is also available to your property manager so tenants can view the unit and be pre signed prior to settlement. You could also receive a higher rental return if you look at short term, fully furnished rental options so chat to us about helping with that if you are interested. Minutes away from the light rail and within walking distance to ANU, Braddon's lively hospitality scene and even Canberra Civic Centre, the location is truly ideal for the busy City-goer who needs a central location with everything at their fingertips. Whether it's a down-sizer's dream, a City socialite's residence, a week day crash pad, or an investment opportunity to give future capital gain and solid rental income - one thing is for sure - this apartment offers tremendous potential for all. Make sure to watch our detailed, walk through video. It's our 24/7 salesperson for you to get an excellent feel for the features and benefits of this apartment inside and out as well as the facilities and carparking. It's the most informative property video you will watch during your property search, but don't just take our word for it... To get a copy of the digital brochure containing an explanation of our friendly sales campaign and the full marketing contract, just send us an email from any of the portals and it will be automatically sent to you. What buyers will love:

- A boutique, low rise 3-storey development
- Unit is on the top floor and only shares half a wall with the unit next door
- There is only one other unit on this top level so virtually no foot traffic past your door
- Located facing North over the internal grounds of the development with additional windows on the East and South
- Surprisingly private and peaceful with no other units able to look in
- Internal stairwell access direct from basement and ground to your unit for protection from the elements
- Vacant possession, so no need to wait for owners or tenants to relocate
- Early access available via an occupation licence, if you need to move in quickly before settlement
- Flexible settlement options, if you have another property you want, or need, to sell, or to have more time to secure financing

The Numbers: (approx.)

- Internal living area: 63m<sup>2</sup>
- Balcony: 12m<sup>2</sup>
- Level: 3 of 3
- Age of unit: 17 years old (built 2007)
- Number of units in development: 22
- Strata levies: \$3,437 p.a.
- General rates: \$2,240 p.a.
- Land tax (investors only): \$2,904 p.a.
- Water & sewerage rates: \$670 p.a.
- Rental Potential: \$490/week
- EER (Energy Efficiency Rating): 6 stars (out of 6 stars)
- Strata manager: Bridge Strata, phone 61097700
- Units plan number: 3155
- Total funds saved by the strata (admin and sinking funds): \$100,298 as of 18/06/2024

Additional features:

- Modern kitchen has stone bench tops, stainless steel under bench dishwasher and under bench electric oven, electric 4 burner cooktop, recircling rangehood, plus lots of cupboards and storage
- Bathroom has corner shower, toilet, vanity with mirror over and external ventilation window
- Double, sliding built in robes in spacious bedroom
- New LED down lighting throughout
- New carpets throughout living areas and bedroom, new timber-look vinyl boards in kitchen and ceramic tiles in the wet areas
- Mixture of heavy curtains and horizontal blinds throughout
- Reverse cycle heating and cooling wall mounted system
- European laundry located in the bathroom with corner tub, wall hung dryer and 83 litre electric hot water system
- NBN connected (FTTP)
- Tiled balcony with elevated North outlook opening off the living areas
- Single allocated car space in basement plus a lockable storage enclosure at the rear
- Communal gardens in the heart of the development restricted from the public by lockable gate

To help buyers, we offer the following:

- Written buyer price guide, which your offer must exceed
- Confidential offer process meaning one buyers' offer will not be disclosed to any other buyer and offers are taken to the owners as they come in with no specific end date to the campaign allowing a quicker response to each offer
- A digital brochure with everything to consider a purchase, including the full contract (request this via email from any of the portals)
- We refer a solicitor who can review the contract for FREE
- Same solicitor can provide a FREE Section 17 Certificate to waive the cooling off period and submit an unconditional offer
- Free valuation(s) on other properties you own to help establish your current equity base and assist with your finance approval
- 5% deposit on exchange pre-approved