

506/47 Currong Street, Braddon, ACT 2612



Unit For Sale

Thursday, 11 July 2024

506/47 Currong Street, Braddon, ACT 2612

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Unit



Phil Smith

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\$695,000+

At your doorstep is Canberra's CBD, with its shops, offices, restaurants and cafés. This 2-bedroom apartments location is second to none. A short stroll, or a 4-minute scooter ride and you're in the vibrant Braddon entertainment precinct. Historical Glebe Park, the parliamentary triangle and Lake Burley Griffin are also in close proximity. Upon entering this apartment you'll be impressed by the modern contemporary design and high-quality fittings & finishes. The living space is generous and the beautiful floating timber floors add a warmth and charm that only timber can do. The open plan living area flows seamlessly off the well-appointed kitchen. The kitchen is striking with white joinery, Smeg stainless steel appliances, a large stone bench top and mirrored splashback. The huge full-length balcony, that is easily accessible from both the living area and bedroom via double-glazed sliding doors, takes in the city vista. Both bedrooms are well proportioned, have built-in robes and are bathed in natural light. The main bedroom features an ultra-modern ensuite bathroom and bedroom 2 has easy access to the main bathroom, both of which have floor to ceiling tiling, plenty of storage space and chrome tapware. Add to this an internal European laundry, an entry hall, reverse cycle heating & cooling, side by side secure car spaces plus a generous storage unit add further to the appeal. This incredible property is perfect for couples, business professionals or those looking to downsize. Investors will also find this apartment highly appealing due to the central location and near new condition. What an opportunity!

Features - Double glazed windows
Ducted heating & cooling
2 side-by-side car spaces plus storage
Quality stainless steel Smeg kitchen appliances
Large balcony
Open plan design
LED recessed lighting
Timber floating floor
Stone benchtops
Inner-city location
Energy-efficient apartment
Essentials - EER: 6 Stars
Living size: 77m²
Rates: \$479.75 p/q
Land tax: only applicable for investors enquire for more details
Strata Company: Vantage Strata
Strata Levies: \$1088.75 p/q
Age: Built 2018-2019