

# 506/47 Currong Street North, Braddon, ACT, 2612

## Unit For Sale

Thursday, 18 July 2024

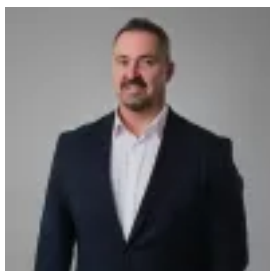
506/47 Currong Street North, Braddon, ACT, 2612

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



Phil Smith

## Inner City Living at its finest

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-robos 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: 77m<sup>2</sup>
- Rates: \$479.75 pq
- Land tax: only applicable for investors enquire for more details
- Strata Company: Vantage Strata
- Strata Levies: \$1088.75 pq
- Age: Built 2018-2019