

Lonsdale Street, Braddon ACT 2612

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-35.2759325, 149.1323717



Positioned on the 4th floor and offering picturesque views towards Mt. Ainslie is this immaculate New York style 2 level apartment. Upon entering the secure downstairs foyer, you will immediately appreciate the quality of this stylish complex. The open plan chefs kitchen with stone bench tops overlooks the living and dining area and from here you can enjoy uninterrupted views to Mt. Ainslie. The private covered balcony will fit your BBQ and outdoor setting so you can entertain and enjoys the picturesque views. Upstairs the bedroom emanates a feeling of light and space. A dedicated study area provides additional segregation from the living area or it could be used as a 2nd bedroom if so required. The modern ensuite bathroom offers a roomy shower. Other features include reverse cycle air conditioning, internal European style laundry and plenty of cupboard and storage space. Let's face it, being this close to the city you won't be needing your car to get to work anymore. With cutting edge businesses, destination retail and much revered dining options located at your door and a simple stroll to all that the city centre offers, the Mode 3 apartments are as new and feature a superior finish with an environmental focus. Being so centrally located in this vibrant and desirable location, this apartment will be keenly sort after so don't delay your inspection. Currently tenanted by Defence Housing Australia until April 2023 at the rate of \$480 per week less management fees. Please note that there is some flexibility around this lease agreement. Please call to discuss further. Please note that the DHA reserves the right to vary the management agreement 1 x up to 12 months Reduction and 1 x up to 12 months Extension. VIEWINGS VIA PRE-ARRANGED APPOINTMENT ONLY. Features include: Secure, allocated, underground parking is included for 1 car Large Study Reverse Cycle heating and Cooling Generous sized balcony Dishwasher Quality Appliances Internal Laundry Outgoings: Body Corporate Rates: \$778.35 p/qtr (approx.) Rates: \$466 p/qtr (approx.) Land Tax: (if rented out): \$551 p/qtr (approx.) Water & Sewerage: \$160.40 p/qtr (approx.) Living Area: 61m2 + 13m2 balcony (approx.) Construction: 2012

Overview

Purpose: For Sale	Sale price: \$460,000+	Rent price: \$
Auction:	Land area: m2	Living area: 61m2
Bedrooms: 1	Bathrooms: 1	Garage Spaces: 1
Carport Spaces:	Postcode: 2612	

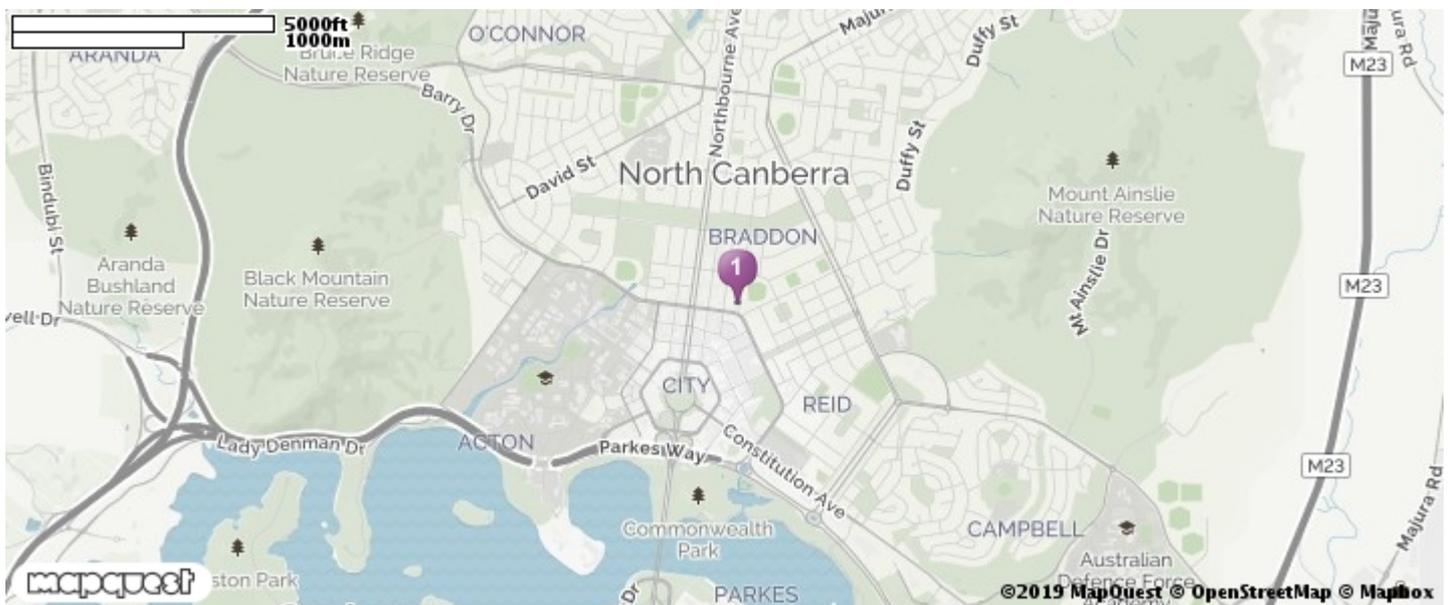
Indoor amenities

- ✓ Dishwasher
- ✓ Split System
- ✓ Study

Outdoor amenities

- ✓ Balcony
- ✓ Garage
- ✓ Outdoor entertaining area
- ✓ Views

Distances



Agent Details

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Canberra Real Estate - Rise Above

