

**11/40 Mort St, Braddon, ACT, 2612**

**Apartment For Sale**

Friday, 1 November 2024



THE  
PROPERTY  
COLLECTIVE

11/40 Mort St, Braddon, ACT, 2612

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**

## Modern elegance meets urban vibrancy at The Gallery

Welcome to your dream apartment in the vibrant heart of Braddon, where urban excitement meets tranquil living. Surrounded by a diverse array of cafes, cultural hotspots, and lifestyle amenities, this residence is a perfect blend of convenience and serenity. Step into your personal oasis, featuring a stunning bamboo-lined atrium that is flooded with light and a feature The Gallery is renowned for. With Residence 11 on level 3 boasting a spacious 90m<sup>2</sup> of internal area and 20m<sup>2</sup> of balconies, you have ample room to entertain or simply unwind in a peaceful setting.

Designed by the acclaimed DNA Architects and built by Blackett Homes Commercial, this apartment showcases sophisticated modern interiors that elevate your living experience. The open layout is both functional and inviting, with two well-appointed bedrooms that cater to your every need. The main bedroom boasts an ensuite, while a convenient two-way bath offers easy access for guests and the second bedroom. Equipped with high-end Asko European appliances, the kitchen is a culinary haven with clever & abundant storage, perfect for hosting family and friends in style.

Ideal for investors, home owners and those eager to immerse themselves in the dynamic lifestyle Braddon offers, this apartment also includes two secure car parks in the basement for added convenience. Imagine gathering with friends loved ones in your spacious living area or enjoying a pre-drink on your private balcony, all while being just steps away from the lively community that makes Braddon so special. Don't miss out on the opportunity to call this remarkable apartment your home-where modern elegance meets urban vibrancy.

### Perks:

- 2 bedroom ensuite apartment with 2 car spaces
- Main bed with WIR
- East facing on level 3 with outlook over Braddon
- Serene bamboo filled atrium to welcome you home
- Sophisticated interiors with modern fitout and Asko appliances
- Spacious living areas flowing onto balcony for the ultimate entertainer
- New Carpets and paint
- Screenaway total block-out blinds , perfect for shiftworkers or kids
- Cafes, Restaurants and bars right on your doorstep

### Numbers:

Living - 90m<sup>2</sup> internal

Balconies - 20m<sup>2</sup> External

Strata Levies - \$1349 pq

Rates - \$540 pq

Rental Appraisal - \$750 pw