

13/10 Lonsdale St, Braddon, ACT, 2612

independent
PROPERTY GROUP

Apartment For Sale

Sunday, 1 December 2024

13/10 Lonsdale St, Braddon, ACT, 2612

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



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Ultra-convenient residence with a 69m² entertainers' terrace & views to Mt. Ainslie...

Discover a lifestyle of comfort and style in this thoughtfully designed 2-bedroom, level 2 residence in the sought-after 'Arte' building in Braddon. Perfectly positioned on the quiet side of the building, this apartment provides a peaceful escape from the hustle and bustle of busy Braddon streets while keeping you connected to Canberra's vibrant and dynamic scene. 13/10 Lonsdale Street combines tranquility and functionality, offering a serene outlook towards the iconic Mount Ainslie.

A generously proportioned living space flows seamlessly onto a gorgeous 69m² terrace, creating a perfect setting for entertaining guests or enjoying a relaxing morning coffee with stunning views. Adding to its appeal, the terrace is accessible from both bedrooms and the living area, enhancing its functionality and charm.

Stepping inside, you'll be welcomed by an abundance of natural light, enhanced by the apartment's thoughtfully designed layout and quality finishes. Reverse-cycle air conditioning and double-glazed windows ensure year-round comfort and energy efficiency, making this home both practical and stylish. The kitchen is a standout feature, boasting quality stainless steel appliances, including a built-in microwave, oven, and integrated dishwasher.

The apartment's two bedrooms are generously sized and designed for comfort, each featuring built-in wardrobes for ample storage. The main bedroom includes a private ensuite, while the second bedroom is positioned conveniently adjacent to the main bathroom, ensuring flexibility and privacy for family or guests. Both bathrooms are elegantly appointed with sleek fixtures and finishes, complementing the apartment's refined aesthetic. The recent addition of plush new carpets throughout enhances the apartment's warmth and appeal.

Completing the picture is the apartment's enviable level 2 location, offering both privacy and picturesque views. From the terrace and living areas, you can take in the vibrant surrounds of Braddon while still enjoying the tranquillity of your own space. The communal courtyard and BBQ area are added bonuses, providing perfect spaces for social gatherings or relaxing afternoons with friends and family.

Beyond the apartment itself, the location offers an unbeatable lifestyle. Situated in the heart of Braddon, you'll have an eclectic mix of restaurants, boutique shops, cafés, and bars at your fingertips. Whether you're after fine dining, casual brunch spots, or a lively evening out, you'll be spoilt for choice. The Civic Centre is also just moments away, ensuring easy access to shopping, entertainment, and essential amenities.

Don't miss this rare opportunity to secure a beautifully finished home with an expansive terrace, breathtaking views of Mount Ainslie, and all the conveniences of city living. Whether you're looking for a stylish urban retreat or a practical and comfortable home, this residence delivers on all fronts. With its combination of thoughtful design, premium features, and an unbeatable location, this apartment is a true standout in the Canberra market.

Summary of Features:

- Well designed 2-bedroom 'Arte' residence with stunning views of Mount Ainslie
- Massive 69m² entertainer's terrace
- Located on the quiet side of the building on level 2
- Easterly aspect with plenty of natural light & floor-to-ceiling windows
- Double-glazed windows & sliding doors for enhanced tranquility (not all 'Arte' apartments are equipped with double glazing)
- Split system air conditioning
- Spacious open-plan design for day-to-day living & hosting guests
- Large balcony with a stunning outlook & views towards Mt. Ainslie
- Practical kitchen layout with ample bench space for meal preparation
- High-performance appliances with a built-in microwave & integrated dishwasher

- 20mm stone benchtops & stainless-steel double sink in the kitchen
- Well-sized bedrooms, both with direct balcony access
- Balcony is an entertainer's paradise with both covered, and uncovered spaces
- Main bedroom has a private ensuite, and the second bedroom has easy access to the bathroom
- Contemporary bathroom with full-height tiling, a floating vanity, feature wall & a moveable showerhead
- European-style laundry with a Fisher & Paykel dryer
- Video & voice intercom access
- Allocated basement car parking
- Communal courtyard and BBQ area for social gatherings

Close to popular attractions including:

- Assembly
- Hopscotch
- LazySu
- BentSpoke Brewing Co
- The Civic Pub
- The Canberra Centre
- CBD and many more
- Easy access to the light rail on Elouera Street (5-minute walk), and the bus interchange is a convenient 7-minute walk away.

Essentials (approx.):

- EER: 6.0
- Living size: 76m²
- Balcony size: 69m²
- Rates: \$2,289 p.a.
- Land tax: \$3,052 p.a.
- Strata levies: \$5,472 p.a.