

**148/10 Ipima Street, Braddon, ACT, 2612**



**Apartment For Sale**

Thursday, 16 January 2025

148/10 Ipima Street, Braddon, ACT, 2612

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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## Fantastic Urban Living in the Heart of the City

Located on the top floor of a well-designed complex, this stylish apartment offers the perfect blend of modern convenience and urban vibrancy. Just steps from a thriving dining and retail precinct and with easy access to the light rail, it's the ultimate lifestyle choice. The open-plan kitchen, dining, and living area is complemented by reverse cycle air-conditioning, double-glazed windows, and a private balcony, making it an inviting space to relax or entertain.

The spacious master suite features a walk-in robe, while the chic bathroom includes a European laundry for added functionality. With built storage throughout, this home is ideal for investors, professional couples, or first-home buyers seeking a convenient and low-maintenance lifestyle in the heart of the action.

### Key Features:

- Top-floor apartment in a vibrant urban setting, close to dining, retail, and light rail.
- Open-plan design connecting kitchen, dining, and living areas.
- Spacious master suite with walk-in robe.
- Modern bathroom with built-in European laundry.
- Reverse cycle air-conditioning and double-glazed windows for year-round comfort.
- Private balcony for relaxation and entertaining.
- Ample storage throughout the home.
- Complex includes gym amenities
- Reserved underground parking space and large private storage cage.

Whether you're looking to invest, downsize, or secure your first home, this fantastic apartment offers a winning combination of style, location, and lifestyle.

EER: 6.0

Rates: \$1,976 pa (approx)

Land Tax: \$2,498 pa (approx)

Living Area: 55m<sup>2</sup>

Balcony: 7m<sup>2</sup>

Body Corporate: \$5,182 pa (approx.)

### Nearby

- Haig Park
- Braddon dining precinct
- The Canberra Centre
- Mount Ainslie
- Bowling Club and Tennis Club
- Ainslie Primary School
- Campbell High School
- Dickson College
- Merici College
- Australian National University