

**3/17 Helemon St, Braddon, ACT, 2612**



**Apartment For Sale**

Thursday, 9 January 2025

3/17 Helemon St, Braddon, ACT, 2612

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Treston Bamber  
0488488956

## Sophisticated Apartment Living in the Heart of Braddon

Please note: This property will go to auction on Sunday, February 2nd, 2025, as part of our Summer Showcase Auction Event held at the Hyatt Hotel Canberra. The event will begin at 9:30 am, and a more indicative time for this particular auction will be provided closer to the date.

Nestled in a quiet, leafy pocket of Braddon, just a short walk to Haig Park and Lonsdale Street cafes, this single-level apartment delivers secure, low-maintenance living in an exceptional inner-city location.

Generously sized, private, and in a secure complex, this apartment boasts three large bedrooms with mirrored built-in robes and excellent separation between the main and secondary rooms. You have the convenience of two bathrooms, the main ensuite with a luxurious spa bath and shower, perfect for unwinding at the end of the day.

The spacious, open-plan living, dining, and kitchen area has ample room for clearly defined zones to relax and dine while sliding doors open to a charming balcony, the perfect spot to sip your morning coffee in the fresh air or enjoy the evening sunset.

The oversized kitchen is rare for apartment living, offering plenty of bench and storage space, electric cooking, and a dishwasher. Additional highlights include a concealed, European-style laundry, reverse-cycle air conditioning, window furnishings, and secure intercom entry.

A shared, resort-style pool adds to the appeal, along with two side-by-side car spaces in the secure, easy-access basement. But with everything within easy walking distance, you might find yourself leaving the car behind.

Enjoy the best of both worlds-inner-city culture and leafy serenity. Haig Park is nearby for walking the dog or taking a leisurely stroll through the weekly Sunday markets, while the dining and café scene of Lonsdale Street is just moments away. Bus stops at your doorstep and the city within walking distance makes this location hard to beat.

Don't miss this opportunity to secure your slice of Braddon's sought-after lifestyle. Whether you're an investor, downsizer, or looking for a vibrant inner-city home, this apartment has it all. Schedule your inspection today.

### Features -

- Spacious, single-level apartment in Braddon
  - 3 beds with BIR + 2 baths, including ensuite
  - Large, open-plan living, dining, & kitchen area
  - Generous kitchen, electric cooking, dishwasher
  - Concealed laundry + reverse-cycle air-conditioning
  - Private, in a secure complex with intercom entry
  - Balcony + pool + secure, 2-car basement parking
  - Quiet, leafy position in the heart of Braddon
  - Close to bus stops, walking distance to the light rail
  - Walk to Haig Park, Lonsdale Street, the city
  - Comfortable & convenient inner-city living awaits
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- Rates approx: \$675pq
  - Body corp: approx \$1889.17pq

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.