

**305/24 Lonsdale St, Braddon, ACT, 2612**



**Apartment For Sale**

Thursday, 19 December 2024

305/24 Lonsdale St, Braddon, ACT, 2612

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Tom Wiggins

**Exactly what you think of, when you think of the best that Braddon has to offer.**

What you see:

Executive apartment living, where all your needs are within reach. Situated in the centre of it all, offering an array of dining and entertainment options.

What we see:

Close to the things that matter.

See more:

Positioned on level three featuring Telstra Tower views

Kitchen featuring stone benchtops, Smeg electric cooktop, oven and full size dishwasher

Spacious living area with high ceilings

Master bedroom features walk-in robe and ensuite

Additional bedroom includes built-in robe and murphy bed

Separate office/study with built-in joinery

Bathrooms feature floor-to-ceiling tiles and wall-mounted vanities

Reverse cycle heating and cooling

Separate laundry includes dryer

Floor to ceiling windows and sliding doors

Intercom access

Two secure side-by-side allocated car parks and storage cage

Cafes, restaurants, transport and boutique shopping at your doorstep

Built by renowned Construction Control

Within walking distance of the Light Rail Stop

Within a 1 minute walk to Braddon Dining Precinct

Within a 5 minute walk to City CBD

Within a 15 minute walk to the Australian National University

Within a 7 minute drive to Dickson CBD

Total area: 109m<sup>2</sup>

Living: 93m<sup>2</sup>

Balcony: 16m<sup>2</sup>

Built: 2012

EER: 6.0

Rates: \$2,247 p.a

Land tax: \$2,917 p.a

Body corporate: \$7,668 p.a

Rental appraisal: \$680 - \$750 p.w

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