

327/61 Cooyong Street, Braddon, ACT, 2612

Apartment For Sale

Friday, 6 December 2024



THE
PROPERTY
COLLECTIVE

327/61 Cooyong Street, Braddon, ACT, 2612

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment

Modern North-Facing Apartment Offering Stylish City-Fringe Living

Upon email inquiry you will receive a copy of the contract and rental appraisal.

Set in a prime location on the edge of the city, this two-bedroom apartment combines the convenience of urban living with the tranquillity of a low-maintenance lifestyle. Whether you're enjoying the vibrant cityscape or retreating to your peaceful haven, this home offers a truly unique and desirable experience.

From the moment you step inside, you'll be captivated by the light-filled interiors and sleek, contemporary design. The timber-look flooring creates a warm, welcoming ambience, while the open-plan layout ensures seamless flow throughout the living spaces.

The generous kitchen is a standout feature, showcasing stone benchtops, a SMEG electric cooktop, and ample storage to cater to all your culinary adventures. Its thoughtful design makes it perfect for entertaining or creating intimate meals at home.

The north-facing main bedroom is bathed in natural light, offering a serene retreat, while the second internal bedroom ensures comfort and privacy. Both the bathroom and ensuite are beautifully finished, providing modern convenience with a touch of luxury.

Beyond the apartment, the rooftop garden invites you to unwind or entertain friends in a relaxed setting with stunning views. Two secure car spaces add practicality to this low-maintenance lifestyle, making it an exceptional choice for busy professionals or those looking to downsize.

Situated just moments from the city centre, you'll enjoy easy access to dining, shopping, and cultural attractions. With all the benefits of city living and the quiet comfort of this thoughtfully designed apartment, it's time to imagine yourself at home.

Can't make the advertised open time? Please contact Jeremy on 0412 552 751 to book your inspection.

The Perks:

- Two-bedroom apartment with bathroom and ensuite
- North-facing main bedroom with abundant natural light
- Open-plan living with timber-look flooring
- Generous kitchen with stone benchtops, SMEG electric cooktop, and ample storage
- Two secure car spaces
- Rooftop garden for relaxation and entertaining
- Located on level 3, presenting as new
- Convenient city-fringe location offering urban living with a tranquil lifestyle

The Numbers:

- Internal living: 67m²
- Balcony 10m²
- Total size: 77m²
- Build year: 2021
- EER: 6
- Rates: \$481pq
- Strata: \$825pq
- Rental Estimate: \$680pw