

**502/104 Northbourne Avenue, Braddon, ACT, 2612**

ENVOGUE

**Apartment For Sale**

Thursday, 5 December 2024

502/104 Northbourne Avenue, Braddon, ACT, 2612

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Paul Kerin

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## Stunning Executive Apartment

New to the sales market is this beautifully presented fifth floor 1 bedroom plus separate study apartment located in the sought after IQ apartments in Braddon. If it is style and luxury you require then look no further with a floorplan in place that has been designed to anticipate your every need.

From the moment you enter you will enjoy everything on offer with a separate entry that flows through to the spacious open plan living area with ducted reverse cycle heating and cooling throughout. A superbly appointed kitchen with stone benchtops and great cupboard space. Dishwasher and built in microwave.

A complete separate study with built in mirrored robes is perfect for a home office set up. The master bedroom is a great size and has mirrored robes as well and opens to the covered balcony area. Modern bathroom with floor to ceiling tiles and large shower. Large laundry with great shelf space and storage also includes the clothes dryer.

The showpiece here is the covered external balcony a perfect place to entertain family and friends. Allocated car space and lock up storage complete this fine apartment. Offering an exceptional lifestyle with generous spaces you will never want to leave.

The location is perfect within walking distance to the City Centre and trendy Braddon cafes and restaurants nearby. Tram stop at your doorstep. A perfect entry level apartment for the first home buyer or astute investor. Do not miss this one!

Other features to note :

- Double glazed windows
- Card access to each apartment
- Ducted reverse cycle heating and cooling
- Fast NBN
- Video intercom
- Energy and gas usage monitoring technology
- CCTV
- 17 visitor car spaces inside security gate in basement
- Bike storage
- Centralised gas hot water system
- Corner unit and larger floorplan
- 73m<sup>2</sup> internal living
- 8m<sup>2</sup> balcony
- EER = 6.0

- Built 2015
- 245 units in total on units plan
- Body Corporate = \$3,516.00 per year approx (Includes sinking fund)
- Rates = \$1,951.00 per year approx
- Rental estimate = \$525.00 - \$550.00 per week

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.