

**51/19-25 Fawkner Street, Braddon, ACT, 2612**

**Apartment For Sale**

Wednesday, 30 October 2024

51/19-25 Fawkner Street, Braddon, ACT, 2612

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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## **A Braddon Retreat: Serene two-level apartment with the city at its doorstep**

Welcome to a chic and inviting apartment in the heart of Braddon. This refreshed two-bedroom, two-level apartment located in the highly sought-after "Victoria" complex perfectly balances comfort and convenience, offering a bright, airy living space with abundant natural light.

The apartment boasts expansive living areas designed for both style and functionality. Large windows frame the serene views of Braddon's established trees while the well-appointed kitchen features stainless steel appliances, ample storage, and generous counter space. The versatile mezzanine level doubles as a second bedroom or home office, complete with built-in robes and a skylight, allowing you to adapt the space to suit your lifestyle.

Nestled in a vibrant neighbourhood, the property offers easy access to the lively Lonsdale and Mort Street corridors, brimmed with shops, bars, restaurants, and cafes. Despite its central location, the apartment maintains a tranquil atmosphere, perfect for enjoying a quiet morning coffee on the balcony with gorgeous views of Braddon.

With a location in the centre of the suburb, the bustling Canberra City Centre, ANU, Canberra Airport, and the Light Rail are all just a short walk or drive away. Plus, you will find enjoyment in the added bonus of Haig Park, with its charming weekly markets, right across the street from your new home. This property truly offers the best of both worlds-urban living with a peaceful twist.

### **Key Features:**

- Open plan design
- Freshly painted throughout
- Updated electrical including lighting, switches & powerpoints
- Inner-north location
- Two-storey design
- Top-floor apartment
- Leafy outlook
- 1 allocated car space
- Ducted reverse cycle airconditioning (heating & cooling)
- Skylight in an upstairs bedroom
- Carpeted in living areas
- Vacant & ready to move into now

### **Essentials: (approx.)**

EER: .5

Living size: 74m<sup>2</sup>

Balcony size: 8m<sup>2</sup>

Rates: \$2,265 p.a

Land Tax: \$2,997 p.a

Strata Levies: \$4,591 p.a

Rental Estimate: \$570-\$590 p.w