

601/42 Mort Street, Braddon, ACT, 2612



Apartment For Sale

Saturday, 30 November 2024

601/42 Mort Street, Braddon, ACT, 2612

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment



Bree Currall
0262959911



Chloe Lindbeck

Top-Floor Sophistication with Views in the Heart of Braddon

Discover the ultimate blend of style, location, and lifestyle in this stunning 3-bedroom apartment at the iconic M42, designed by the renowned Judd.Studio. Situated in the vibrant heart of Braddon, this architecturally crafted residence places you just moments from lush green spaces, award-winning restaurants, buzzing nightlife, the Australian National University, Canberra's shopping precinct, and convenient light rail transport.

Perched on the top floor with views of Telstra Tower and Parliament House, this apartment boasts a high-end design with a layout that exudes space, natural light, and sophistication. The expansive open-plan living, dining, and kitchen areas are bathed in natural light through floor-to-ceiling windows, with sheer curtains providing privacy and elegance. Engineered timber flooring flows seamlessly throughout, leading to a large balcony that's perfect for entertaining or relaxing on balmy evenings. The sleek kitchen, designed for entertaining, features premium Smeg appliances, including an induction cooktop, oven, and dishwasher. With stone benchtops, a full-sized pantry, and modern tiling, it's a dream for any home chef.

The main bedroom offers generous proportions, access to the balcony, mirrored built-in wardrobes, and a private, stylish ensuite. Two additional bedrooms include built-in robes and roller blinds, ideal for family or guests. Both bathrooms are luxuriously appointed with black feature floor tiles, rainfall showers, sleek cabinetry, and large vanities. The main bathroom impresses with its spacious layout and double-door mirrored storage.

Additional features include two secure car spaces with a storage cage. Located in a secure complex, M42 is designed to cater to a well-balanced, cosmopolitan lifestyle.

Perfectly positioned to offer the best of Braddon, M42 is ideal for homeowners and investors alike, seeking a property that delivers both lifestyle and returns. Surrounded by leafy streets and just a short stroll to business hubs, award-winning eateries, and boutique shopping, this apartment epitomizes modern urban living. Don't miss this opportunity to secure your place in one of Canberra's most desirable addresses.

- * 3-bedroom, 2-bathroom apartment located on the top floor of M42, with views to Telstra Tower and Parliament House
- * Architecturally designed by Judd.Studio
- * Located in the heart of Braddon, close to cafes, restaurants, ANU, shopping precincts, and light rail
- * Spacious open-plan living, dining, and kitchen with floor-to-ceiling windows and engineered timber floors
- * Large balcony, perfect for entertaining or enjoying peaceful evenings
- * Sleek kitchen with Smeg induction cooktop, oven, dishwasher, stone benchtops, and full-sized pantry
- * Main bedroom with balcony access, mirrored built-in wardrobes, and stylish ensuite
- * Two additional bedrooms with built-in robes and quality roller blinds
- * Modern bathrooms with black feature floor tiles, rainfall showers, sleek cabinetry, and large vanities
- * Reverse cycle heating and cooling for year-round comfort
- * Two secure car spaces with storage cage
- * Secure complex offering a cosmopolitan lifestyle

Strata: \$1,012pq (approx.)

Rates: \$2,108pa (approx.)

Land Tax: \$2,900pa (approx.)

EER: 6.0

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