

702/102 Northbourne Avenue, Braddon, ACT, 2612



Apartment For Sale

Tuesday, 12 November 2024

702/102 Northbourne Avenue, Braddon, ACT, 2612

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



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Stylish One Bedroom + Study in Braddon!

Discover your urban sanctuary at 702/102 Northbourne Avenue, Braddon! This stylish one-bedroom apartment, complete with a versatile study, is perfect for professionals, couples, or investors seeking a prime location in Canberra.

Experience an open-plan living area that effortlessly connects to a modern kitchen, ideal for entertaining or unwinding after a long day. Large windows bathe the space in natural light, enhancing the warm and inviting atmosphere. Plus, enjoy your own private balcony for a touch of outdoor relaxation.

The versatile study, which can also serve as a second bedroom or guest room, is perfect for remote work or studying. This dedicated space promotes productivity while ensuring comfort for guests.

Situated in the heart of Braddon, you're just steps away from trendy cafes, restaurants, shopping, and public transport. Experience contemporary living with quality finishes and secure access.

Don't miss this opportunity to own a piece of Braddon! Whether you're looking for a new home or a smart investment, this apartment offers the perfect blend of convenience and style.

Property Highlights:

- Open Plan living
- Natural Light
- Private balcony
- Versatile study or second bedroom
- Close to local shops and transport
- Secure access to Building

Property Details:

- Fixed term tenancy until 31/12/2024 paying \$678 per week
- Living Size: 74m²
- Balcony Size: 8m²
- Car Space: 13m²
- Storage Cage: 2m²
- EER: 6.0
- Level 7
- Build Year: 2015
- Number of Units In Complex: 245

Property Outgoings:

- Rates: \$505.60 approx. per quarter
- Land tax if payable: \$579.15 approx. per quarter
- Levies: Admin \$598.40 approx. per quarter and Sinking fund \$325.80 approx. per quarter.
- Water Rates: \$201.07 approx.. per quarter

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