

86-88 Northbourne Ave, Braddon, ACT, 2612

ENVOGUE

Apartment For Sale

Monday, 6 January 2025

86-88 Northbourne Ave, Braddon, ACT, 2612

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



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Stunning City Apartment Living

New to the sales market is this beautifully presented 6th floor 2 bedroom 2 bathroom executive apartment located in the sought after "Phoenix" complex in Braddon. An immediate impression of style and luxury as soon as you enter with a floorplan in place that has been designed to anticipate your every need.

A spacious open plan living and dining area with oak timber floors that flow throughout. Reverse cycle heating and cooling. Floor to ceiling double glazed window and doors that lead to the large covered tiled balcony area which is a great place to entertain.

A superbly appointed kitchen with granite benchtops and breakfast bar. Stainless steel appliances including Bosch dishwasher with electric cooktop. Ample cupboard space plus tiled splashback. A wonderful space to cook and create.

The main bathroom has floor to ceiling tiles and good size shower plus a single vanity and large mirror. European laundry with clothes dryer.

Segregated master bedroom with mirrored built in robes plus reverse cycle heating and cooling and study nook. Generous ensuite with shower over bath. Floor to ceiling door that opens to balcony area from the master bedroom.

Second bedroom with mirrored robes and is a great size which has own access to balcony area as well. Quality carpets and block out curtains to both bedrooms.

A bonus two car spaces plus two storage cages make this apartment even more attractive with an abundance of storage options for you.

Great facilities within the complex with a gym and outdoor pool plus a BBQ area on level 4 available for use. Large entrance foyer from Northbourne Avenue with access as well directly to Mort street.

The location speaks for itself within walking distance to the City Centre and Braddon restaurants and cafes. Public transport nearby and easy access to the tram.

Offering an exceptional lifestyle with generous spaces the wait may finally be over in the search for your dream property. Do not miss this one!

Other features include :

- Quality fixtures and fittings
- NBN installed
- Reverse cycle heating and cooling
- Light filled living areas
- NNE facing
- Two storage cages
- Visitor parking to basement
- Built 2003

- 149 units on units plan
- Internal area = 94m²
- Balcony = 11m²
- EER 6.0
- Body Corporate = \$1,615.49 per quarter (includes sinking fund)
- Rates = \$516.99 per quarter
- Land tax = \$665.33 per quarter (Investor only)
- Rental Estimate = \$625.00 - \$650.00 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.