

93/2 Torrens Street, Braddon, ACT, 2612

independent
PROPERTY GROUP

Apartment For Sale

Wednesday, 15 January 2025

93/2 Torrens Street, Braddon, ACT, 2612

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment

Top floor, north facing, amazing views, plus it comes with a double garage

#93 offers an incredible penthouse lifestyle with gorgeous panoramic views across Braddon Oval all the way from Mt Ainslie to Black Mountain, so you can enjoy the sunrises, the sunsets and the lovely northly orientation year round.

The property also offers a remote double garage in the basement which is rare in unit living and is great for those who need two secure car spaces or a tonne of extra storage that you can easily lock up and leave.

Conveniently located and bordering the City, you will be within a short walk to the Canberra Centre, bus interchange, light rail, ANU & much more within minutes - perfect for those wanting a central location and everything at their fingertips.

Like what you've heard? This is only the beginning! Take a peek and watch the video to see what this property has to offer. It's our 24/7 salesperson for you to get an excellent feel for the features and benefits of this apartment inside and out. It's the most informative property video you will watch during your property search, but don't just take our word for it.

To receive a copy of the digital brochure containing an explanation of our friendly sales campaign, the contract and much more, just send us an email and we will shoot it straight through.

What buyers will love:

Penthouse living

North facing

Double lock up garage in the basement with remote/secure access

Amazing panoramic views across the Braddon oval

A high quality and modern development built by renowned builders Construction Control

Situated at the back of the development and away from any roads

Surprisingly private and peaceful with no other units looking in

100m away from the Canberra Centre

Beautifully cared for by its house proud owners

Vacant possession

Early access available prior to settlement if you want to move in quickly

Low strata levies

Features:

Spacious open plan living area that easily fit a large lounge room plus a dining table

Three large bedrooms, that can all house king size beds, each with built in robes

The third bedroom is oversized and would also make a great rumpus room

Bedroom 1 has an additional nook with great views, that could be used as study, or for more furniture

Large ensuite with dual vanities, great storage options, full height tiling and large shower

2 x reverse cycle heating and cooling systems (living area and bedroom 1)

Large kitchen with full length double pantry, stone bench tops, large fridge space, oven, microwave, electric cooktop, externally ducted range hood (rare in unit living), dishwasher plus lots of cupboards and soft close drawers

Double glazed windows

Screen and glass doors from both the living area and bedroom 3 to access the balcony

LED downlights some with dimmers for mood lighting

European laundry design with instantaneous electric hot water system

Modern bathroom with good storage options, full height tiling, and a large shower

The Ground development includes:

4 x visitor car parks in basement

Video intercom access

CCTV

NBN FTTP

2 x lifts

Rubbish shoot on each level

Communal gardens and seating areas in the heart of the development

Strata manager: LJ Hooker

Short walk to the City, bus interchange, ANU, and Canberra Centre shopping area

Short walk to a wide range of cafes, restaurants, and amenity in Braddon

Located a short walk to the light rail stop on Northbourne Avenue

The Numbers (approx.):

Living area: 102m²

Balcony: 8m²

Total: 110m²

EER: 6 stars

Level 8 (top floor)

Rental potential: \$920/pw

General rates: \$2,308 p.a.

Water & sewerage rates: \$704 p.a.

Land tax (investors only): \$2,980 p.a.

Strata levies: \$4,973 p.a.

Total funds held by owner's corporation: \$477,018 as of 12/12/24

Age: 5 years. Built 2020

145 units in total

Units plan 13317

To help buyers:

We have a solicitor pre-allocated to provide a FREE contract review and section 17 to waiver cooling off if required

Offers are confidential and not disclosed to other buyers

A pre-approved 5% deposit is only required just prior to exchange of contracts via eft