

35/11 Fawkner St, Braddon, ACT, 2612



Unit For Sale

Saturday, 26 October 2024

35/11 Fawkner St, Braddon, ACT, 2612

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit



Tim Russell

ITS ALL ABOUT LOCATION LOCATION LOCATION!

The sale of this well-positioned apartment represents an ideal opportunity for the astute investor who will appreciate its convenient location and rental income potential.

The Fullerton is located in a quiet tree-lined street within walking distance of the City Centre with its modern department stores, numerous boutiques, cafes, bars and restaurants. Trendy and increasingly popular Lonsdale Street, Haig and Rugby League Parks and the Ainslie Primary School are just moments away.

This bright and airy unit is situated at the front of the building taking full advantage of the sun with its full-length window affording a picturesque view of Mount Ainslie. There is a generous bedroom with a built-in wardrobe, a bathroom/laundry with a spa bath, and open-plan living spaces with access to the terrace. A brand-new split system provides year-round comfort and there is a basement car space. Restricted access ensures the security of the building and the car park.

Please speak with Tim Russell at 0416 087 834 or Jackson White-Brettell at 0421 479 376.

Community Amenities

- * Swimming pool
- * Barbecue area
- * Secure entrance
- * Secure car park

Rates: \$1,928.64 pa approx

Land Tax: \$2,360.52 pa approx

Body Corporate: \$691.65 pq approx

EER: 6.0

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