

5/17 Helemon St, Braddon, ACT, 2612



Unit For Sale

Wednesday, 27 November 2024

5/17 Helemon St, Braddon, ACT, 2612

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit

Location, Comfort & Convenience!

Discover the perfect blend of comfort and convenience in this delightful 2-bedroom, 1-bathroom apartment located in the highly sought-after neighbourhood of Braddon. Whether you're a first home buyer, downsizer, or savvy investor, this property offers a lifestyle of ease and sophistication.

Step inside and be greeted by the light-filled, open-plan living area, designed to seamlessly connect the kitchen, dining, and lounge spaces. Large windows flood the unit with natural light, creating a warm and inviting atmosphere. The well-equipped kitchen provides ample storage and bench space, perfect for whipping up culinary delights while staying connected with guests.

The living area flows effortlessly onto a generously sized balcony, where you can relax with a morning coffee or entertain guests while enjoying breathtaking views of Telstra Tower. Both bedrooms are spacious and include built-in robes, with one offering private access to the balcony - the ultimate retreat to unwind after a busy day. The bathroom is a standout feature, boasting a luxurious spa shower for that touch of indulgence.

Situated in vibrant Braddon, this unit is mere moments away from a wide range of amenities, including trendy cafes, restaurants, shops, and recreational facilities. With excellent transport links and major roadways nearby, commuting is a breeze, whether you're heading to work or exploring Canberra.

Adding to its appeal, the complex features a large swimming pool, ideal for cooling off on hot days or hosting fun gatherings with friends and family.

For further information or to book a private inspection, please give Lukas Cole a call on 0432 289 618.

Features:

- Large bedrooms
- Large bathroom
- Location
- Communal pool
- Secure lock entry
- Updated floors
- Lots of sunlight
- Balcony
- Secure parking

Rates: \$2,210.29 pa approx

Land Tax: \$2,969.10 pa approx

Body Corporate: \$1,249.53 pq approx

EER: 3.0

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