727/61 COOYONG STREET, BRADDON, ACT, 2612

FOR SALE

STYLISH URBAN RETREAT IN PRIME LOCATION

Welcome to your modern sanctuary in the highly sought-after Founders Lane development. This is more than a home; it's a lifestyle upgrade, offering convenience, style, and vibrant city living just steps from the best Canberra has to offer.

Ideal for young professionals, investors, or anyone looking to live at the center of it all, this apartment is the perfect mix of comfort, style, and prime location.

-- What You'll Love About the Apartment --
• Elegant neutral tones paired with hybrid flooring create a sleek and inviting canvas
• Ducted heating and cooling for year-round climate control
• Streamlined kitchen with induction cooktop, an integrated dishwasher and stylish finishes
• Main bedroom features ensuite, walk-through robe and balcony access
• Tranquil north-western views from your private balcony

-- Exclusive Complex Amenities --
• Host unforgettable gatherings on the rooftop terrace with BBQ facilities and panoramic views of Canberra's cityscape and Mount Ainslie
• Beautifully maintained communal garden spaces to unwind and relax

-- Why You'll Love the Location --
• Minutes walk to the Canberra Centre and Braddon's boutique shops, fine dining, and vibrant nightlife.
• Easy access to the light rail, Canberra Theatre and the ANU
• Surrounded by serene naturescapes such as Glebe Park and Lake Burley Griffin

This apartment is perfect for professionals, downsizers, or anyone seeking the perfect balance of luxury, convenience, and city living.

Key Figures:
Living: 67sqm + 10sqm Balcony
Rates: $536/qtr (approx)
Strata: $1646/6mo (incl sinking fund)
Rental: $675-$725pw (approx)
Built: 2021

2 BED | 2 BATH | 2 CAR

PRICE:
$595,000 +

OPEN FOR INSPECTION:
N/A

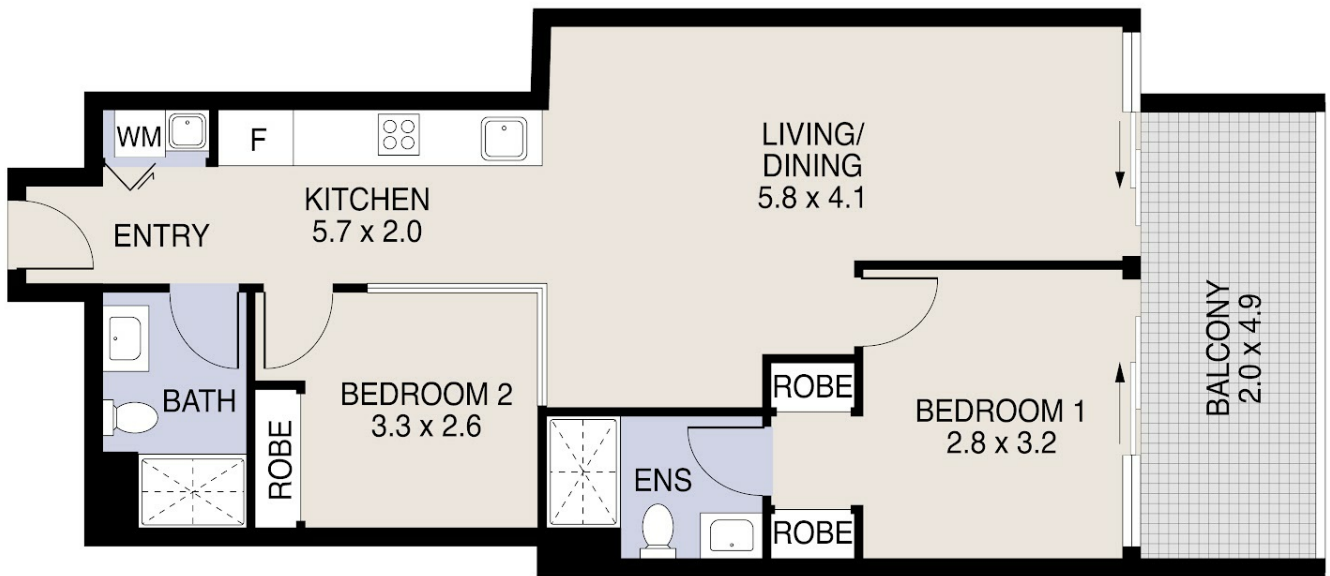**Catherine Halloran**
0490045819
catherine@thepropertyagents.com.au
www.thepropertyagents.com.au

WM
F
KITCHEN
5.7 x 2.0
ENTRY
LIVING/
DINING
5.8 x 4.1
BALCONY
2.0 x 4.9
BATH
ROBE
BEDROOM 2
3.3 x 2.6
ROBE
ENS
ROBE
BEDROOM 1
2.8 x 3.2

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@realty