



**SOLD**

## STYLISH CITY LIVING IN BRADDON

### Exceptional Living Experience in Braddon

Discover urban sophistication in this sleek one-bedroom apartment nestled in Braddon, Canberra's most vibrant and densely populated inner-city suburb. Perfectly positioned on Ipima Street, this contemporary residence offers an enviable lifestyle just moments from the CBD.

This stylish apartment showcases modern living with a thoughtfully designed spacious floor plan spanning 60 square meters. The well-appointed interiors feature air conditioning for year-round comfort.

Positioned with a North facing aspect away from the noise of Northbourne Avenue, allowing the capture of the morning sun and with-it reduced heating costs in winter.

Whilst currently vacant, the property has been previously rented by the current owners and was never vacant in the last 10 years due to its popular location, a great opportunity for the live-in owner or investor.

### Key Figures

- Living area: 60.6m
- Balcony: 8m
- Council Rates: \$496 per quarter
- Land Tax (If rented) \$619 per quarter
- Strata Admin Rates: \$719.72 per quarter
- Strata Sinking Rates: \$335.48 per quarter
- Approx. Rental Return: \$500-\$520 per week

### Highlights

- Spacious open-plan living with morning sun
- North facing balcony
- Spacious bedroom with walk-in robe
- Practical galley-style kitchen with large benchtop, built-in microwave, Bosch oven, and integrated dishwasher
- Stylish bathroom with full-height tiling and vanity unit
- Secure Undercover Car Parking with storage cage and visitor parking
- NBN connection
- Updated reverse cycle air conditioner
- Carpeted and display cabinetry
- Linen cupboard and additional storage in living area

**1 BED | 1 BATH | 2 CAR**

### PRICE:

**\$425,000**

### OPEN FOR INSPECTION:

N/A



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