






1/123 Lowanna Street, Braddon

1  1  1 

Elegant, Sophisticated Inner City Apartment

Well maintained elegant 1 bedroom apartment on the ground floor in a well-maintained building in inner city Braddon with the wonderful amenity and cosmopolitan living it provides.

The apartment has been freshly renovated with new paint inside and out, new flooring, new curtains and new appliances (dishwasher, range hood, microwave). It comes fully furnished and is move in ready.

The large courtyards at front and back offer amazing privacy and convenience. Close to public transport, the CBD, Canberra Centre, offices, cafes, restaurants are only minutes away by light rail or a 10-minute walk.

- electric with an excellent kitchen including new appliances as above. Hot water is provided by a local electric continuous flow system.

Floor coverings are the wonderful easy care hybrid flooring which has been recently installed, and quality tiles.

The inside climate is beautifully controlled by RCAC and effective insulation. The apartment is West facing and attracts wonderful

FOR SALE
\$420,000+

AGENTS

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AGENCY

LJ Hooker Gungahlin
(02) 6213 3999

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

afternoon sunshine. A large rear courtyard is East facing, has been freshly painted and includes a deep planter box - waist high gardening for herbs and vegetables or ornamentals. The outlook through the leafy front courtyard to Lowanna Street is peaceful and calming and provides a sound barrier from the small traffic flow on the street. Car accommodation is secure basement parking with a storage unit.

The Body Corporate fee is moderate, and the Body Corporate group is active. The building and the basement are well maintained. Internet access is via FTTN and provides a strong signal and consistent access for those able to work from home.

- Block: 022, Section: 009
- Living: 45m²
- Front Porch: 10m²
- Rear Courtyard: 20m²
- Rates: \$2,465.34
- Land Tax: \$3,247.02
- BC Fee: \$1,524pq
- Built 2006

Great investment. Rental expectation: \$480-\$500 per week.

Do not miss this!! Call me now to arrange an inspection or be at the next Open Home.

Naish Stormon, L J Hooker, 0488 164 426

MORE DETAILS

Property ID	35PMGKY
Property Type	Apartment
House Size	45 m ²
EER	4
Including	Air Conditioning Electric Cooking Hybrid Flooring

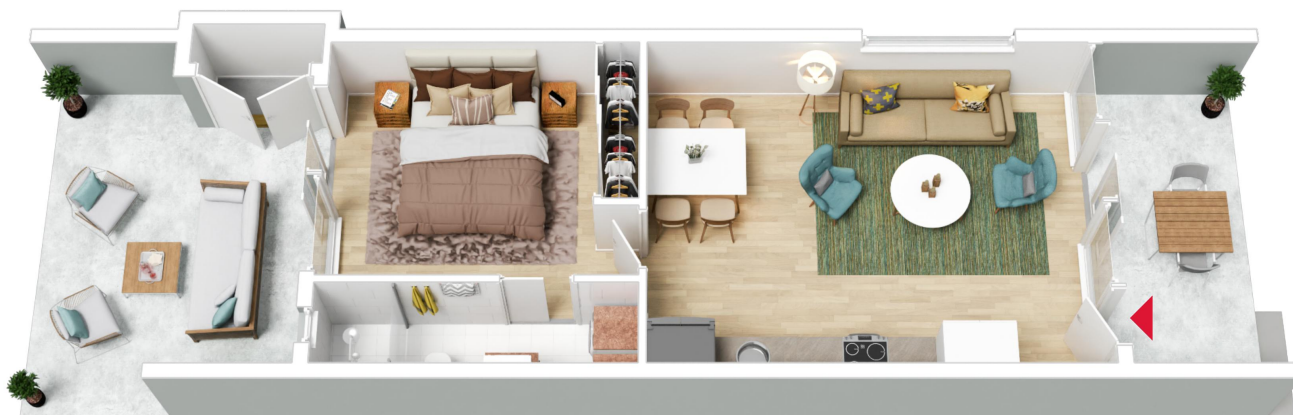
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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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