



109/53 Mort Street, Braddon

## Work, Wine & Walk to Everything

Tucked away in the leafy, sought-after streets of Braddon, this one-bedroom plus study apartment places you right in the heart of Canberra's most dynamic precinct. Think Sunday strolls through the Haig Park markets, mimosas at Assembly, or a spontaneous mid-week dinner at EightySix. This is a lifestyle worth living.

Step inside to a warm, light-filled space that feels instantly inviting. The well-appointed kitchen features ample storage and generous bench space, flowing seamlessly into the open-plan living and dining area. Floor-to-ceiling windows flood the space with natural light, while sliding doors open to a private courtyard - perfect for lazy brunches or evening drinks.

The bedroom includes a walk-in wardrobe and direct access to the courtyard, while the spacious study, complete with its own built-in-robe, offers an ideal work-from-home setup or the flexibility to use as a guest room or second bedroom.

With ducted reverse-cycle air conditioning, a European laundry, and quality finishes throughout, comfort and convenience are front and centre.

Positioned within the acclaimed IQ development, the building was

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### FOR SALE

Offers Over \$500,000

### AGENTS

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### AGENCY

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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**

ahead of its time, boasting high-tech inclusions like fibre-to-the-premises NBN, video intercom, CCTV security, and more. It's intelligent living in every sense.

Offering the best of urban convenience, with renowned cafes, restaurants and pubs right on your doorstep, this apartment is the perfect urban base for first-home buyers.

At a glance:

- Prime location in the heart of Braddon, surrounded by urban conveniences
- Spacious study offering versatility as a second bedroom
- Light-filled, open-plan layout
- Modern kitchen with generous bench space and ample storage
- Private courtyard
- Bedroom includes walk-in wardrobe and direct courtyard access
- Two-way bathroom with private entry from the bedroom
- Ducted reverse-cycle air conditioning
- European laundry for added convenience
- Freshly painted throughout
- New carpets throughout
- Fibre-to-the-premises NBN for high-speed connectivity
- Video intercom and CCTV security
- Stroll to Haig Park for Sunday markets or afternoon picnics
- Walking distance to Braddon's renowned cafes, restaurants, and pubs
- Walking distance to the Canberra CBD

## MORE DETAILS

Property ID	1HKKT4F92
Property Type	Apartment
House Size	70 m2
EER	6

### Stephen Bunday 0416 014 431

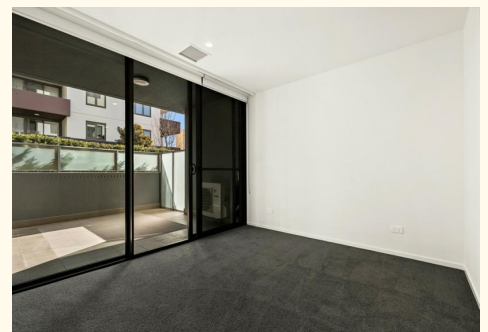
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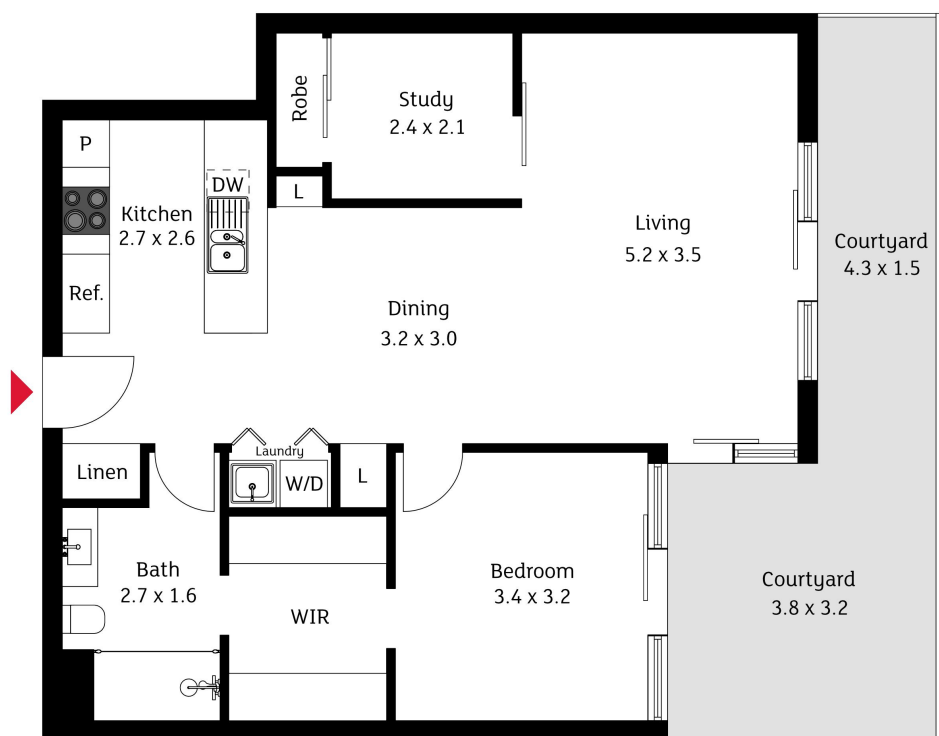
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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