

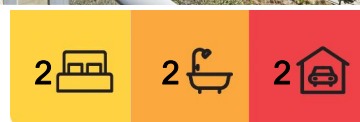


Braddon, 118/10 Ipima Street

LOCATION & VIEWS

Occupying a prime position in the iconic 'Astin' complex, this large, modern two-bedroom residence epitomises luxe living. Recently rejuvenated with new carpet and paint throughout, the best of both worlds - this apartment is located right on the edge of Braddon, walking distance to the City & light rail - though your elevated position with panoramic views to Canberras mountainscapes gives you the feeling of peace and a life away from the hustle and bustle without sacrificing convenience.

Stepping inside the apartment, the long hallway gives you an immediate sense of the space on offer. The open plan kitchen, living and dining area is the heart of this home, the spacious floorplan cleverly designed so these areas have a wonderful aspect, the large windows bringing in the light and views. The kitchen is modern featuring stone benchtops, electric cooking, integrated microwave and dishwasher plus a wonderful amount of storage. These spaces flow with ease to the spacious balcony, perfect for entertaining.



For Sale
\$599,000 +

View
ljhooker.com.au/HQAH5W

Contact
Jane Macken
0408 662 119
jane.macken@ljhwodenweston.com.au

Joel Gould
(02) 6288 8888
joel.gould@ljhwodenweston.com.au

EER ★★★★★★

LJ Hooker Woden | Weston
(02) 6288 8888



Disclaimer: 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.

There are two large bedrooms, separated from the living areas. The master bedroom features a modern ensuite and the second bedroom benefits from the main bathroom adjacent.

Comfort is provided with a reverse cycle air conditioning unit to the living area. There are two secure designated underground car parks & a storage cage. Previously rented at \$645 per week, this apartment would make an ideal investment to add to your portfolio.

Within this prized boutique complex is a spacious and well-equipped gym. This ultimate location ensures that you are within walking distance to Braddon, the City Centre and Ainslie shops plus the light rail at your doorstep.

Features

- Beautifully appointed and spacious apartment with panoramic views from the 8th floor
- Recently rejuvenated with fresh carpet and paint throughout
- Open plan living and dining
- Spacious balcony
- Modern kitchen with stone bench tops, electric cooking, integrated dishwasher and microwave
- Master suite with ensuite
- Concealed laundry
- Reverse cycle heating and cooling unit to the living area
- Two secure car spaces and storage cage
- Walking distance to the City, Braddon & Ainslie shops plus light rail at your doorstep

Living Size: 86m2

Balcony Size: 10m2

Rates: \$1,599.18 (approx.)

Land Tax: \$2,107.94 p.a (approx.)

Body Corporate: \$1,713.50 p.q (approx.)

Construction: 2013

More About this Property

Property ID	HQAH5W
Property Type	Apartment
House Size	86 m2
EER	6

Jane Macken 0408 662 119

Franchise Owner, Licensee, Licensed Agent ACT/NSW |
jane.macken@ljhwodenweston.com.au

Joel Gould (02) 6288 8888

Executive Assistant to Jane Macken | joel.gould@ljhwodenweston.com.au

LJ Hooker Woden | Weston (02) 6288 8888

23 Brierly Street, WESTON CREEK ACT 2611

westoncreek.ljhooker.com.au | reception@ljhwodenweston.com.au



Disclaimer: 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 Woden | Weston
(02) 6288 8888



LJ Hooker

The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.