



18/7 Coolac Place, Braddon

Peace And Quiet At The City's Edge

The convenience of living near the City often goes hand-in-hand with busyness, noise and accepting a lower standard of privacy. Fortunately, there are still homes out there like 18/7 Coolac Place. Here, those common compromises don't need to be made. You can enjoy an apartment with ample space, a leafy private outlook and a quiet location. All in an incredibly central and convenient location.

The apartment is set up with a home office in mind. There is a dedicated space near the entry for a study, though with the generous proportions of the lounge and dining, you have plenty of options with how you choose to live. The home is currently set up with a study by the window and the additional space free for other uses.

The kitchen is open plan, and features ample bench and storage space. It looks out towards the light-filled lounge and balcony. The large deciduous tree to the rear provides perfect cover, colour and shade during the summer, whilst allowing light to pour through in winter. The bedroom also takes advantage of this, and also features a walk-through robe for extra storage and convenience.

Simply put, this is the perfect spot to live at the edge of the City and

1 1 1

FOR SALE

\$499,000+

VIEW

Sat 7th Feb @ 10:30AM - 11:00AM

AGENTS

Nic Salter-Harding
0412 600 085
nic.salter-harding@ljhickson.com.au

AGENCY

LJ Hooker Dickson
(02) 6257 2111

feel like you're out in the suburbs.
What's on offer:

- Large 1 bedroom apartment + study nook
- North-facing
- Private, leafy outlook
- Boutique complex
- Quiet cul-de-sac location
- Secure parking & storage

What's nearby:

- Lonsdale Street
- Dickson Shops
- CBD
- Light Rail
- ANU
- Ainslie Shops
- Haig Park

Quarterly Fees:

Rates - \$630

Strata - \$1,437.40

Land Tax - \$835

EER 6.0



Nic Salter-Harding 0412 600 085

Licensed Agent & Auctioneer ACT/NSW | nic.salter-harding@ljhdickson.com.au

LJ Hooker Dickson (02) 6257 2111

36 Woolley Street, DICKSON ACT 2602
dickson.ljhooker.com.au | info@ljhdickson.com.au