



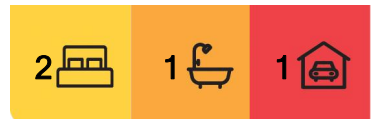
Braddon, 205/51 Mort Street

Inner City Living at its Best, 1 Bed + Study Apartment

NOW VACANT AND READY FOR SALE! PREVIOUSLY RENTED AT \$550 PER WEEK!!

Discover the ultimate urban lifestyle in this contemporary 1-bedroom + study apartment, perfectly positioned in the heart of Braddon. With an east-facing aspect, this apartment welcomes natural light throughout the day, offering a peaceful and private retreat from the vibrant city life just outside your door.

Step inside this one-bedroom apartment with a generously sized separate study, and you'll be greeted by an open plan living and dining area, thoughtfully designed to make the most of the available space. The living room opens onto an 7sqm grassed balcony, seamlessly connecting the indoor and outdoor spaces. The balcony provides the perfect setting for hosting weekend BBQs, relaxing after work, or enjoying your morning coffee in the sunshine.



For Sale
\$515,000+

View
ljhooker.com.au/1TQ2FMF

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EER ★★★★★



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.

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The kitchen is a true highlight, equipped with high-quality SMEG appliances, induction cooktop, and stunning stone benchtops. Designed for functionality and style, it offers an abundance of soft-close storage space, ensuring a clutter-free environment.

Both the bedroom & study feature built-in robes for added convenience and storage. The bedroom also provides direct access to the grassed balcony, the perfect opportunity to wake up to the sun rising over Braddon.

With double-glazed windows and sliding doors, you'll enjoy peace and quiet despite being in the bustling heart of the city. Other features include a convenient European laundry, Fibre NBN connection, SMATV system, Pay/FTA TV outlets, real time energy monitoring, video intercom and programmable ducted reverse cycle air conditioning (with compressor on the roof not the balcony). The building has a large lobby, an internal garden and BBQ area, as well as comprehensive security with restricted access, security cameras and reliable visitor parking

Features include:

- East facing sun drenched balcony with direct access to the living room and bedroom
- Bedroom & study with expansive built-in robes
- Open plan living and dining area
- Kitchen fitted with high quality SMEG appliances, chrome tapware, stone benchtops & abundance of soft close storage
- European laundry
- Double glazed windows and sliding door
- Reverse cycle programmable ducted air conditioning
- Security system and smart technology
- Fibre NBN connection, SMATV system and Pay/FTA TV outlets
- Quality apartment building with EV chargers
- Dedicated basement car park with storage cage
- Adjacent to the light rail stop on Northbourne avenue
- Stone throw to Lonsdale's Street containing many cafes, bars and restaurants

Key Figures:

EER: 6

Rates: \$484pq approx.

Strata: \$857pq approx.

Land Tax: \$610pq approx.

Internal Living: 63sqm approx.

Outdoor Living: 7sqm approx.

Disclaimer: All information contained herein is gathered from external sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own inquiries and satisfy themselves in all respects.

Disclaimer:

While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.



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More About this Property

Property ID	1TQ2FMF
Property Type	Apartment
House Size	63 m ²
EER	6
Including	Study Air Conditioning Intercom Balcony Built-in-Robes Secure Parking Liveability

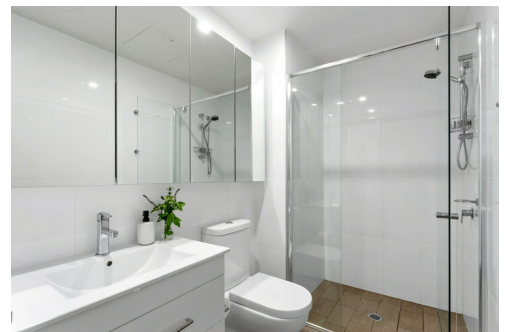
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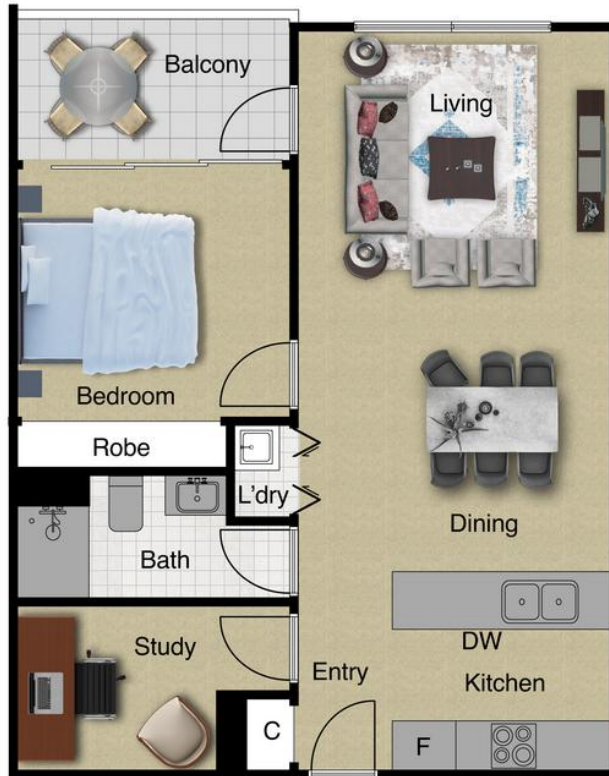
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Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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