







212/42 Mort Street, Braddon

Modern Living in Vibrant Braddon

The perfect blend of style and convenience with this contemporary apartment located on Mort Street, Braddon. This newly built one-bedroom residence offers a sophisticated urban lifestyle, ideal for first home buyers or investors seeking a prime opportunity. With sleek finishes and modern amenities, it provides a comfortable living space designed for today's lifestyle needs.

Braddon is known for its vibrant atmosphere and cultural scene, making it one of Canberra's most sought-after suburbs. Enjoy easy access to local cafes, boutique shops, and recreational facilities that are just a stone's throw away. The proximity to the city centre means you're never far from the action, whether it's work or leisure. This location also offers excellent public transport links, ensuring seamless connectivity across Canberra.

Features:

- Located at the M42
- Private aspect
- Floor to ceiling height glass
- High quality floorboards in living areas
- Carpet in bedroom for comfort

1 1 1

FOR SALE
$420,000

VIEW
Sat 3rd Oct @ 11:00AM - 11:30AM

AGENTS
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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.
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- Split heating and cooling
- Open Balcony
- 7 min walk to city centre
- 3 min walk to Lonsdale Street
- Gym, Cafes, Restaurants, Boutique shops in 300m radius

Essentials:

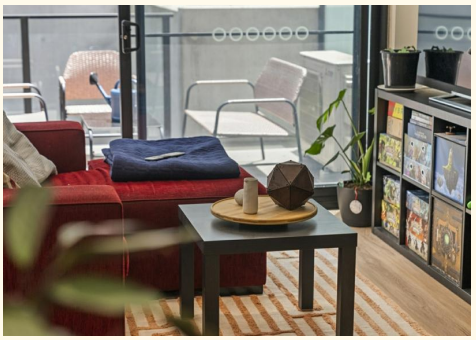
- Strata: $3,695 p.a. (approx.)
- Rates: $1,503 p.a. (approx.)
- Land Tax: $1,923 p.a. (approx.) investors only
- EER: 6 stars
- Living Space: 53.5 sqm
- Outdoor space: 9.5 sqm
- Total Space: 63 sqm
- Building Completion: 2023

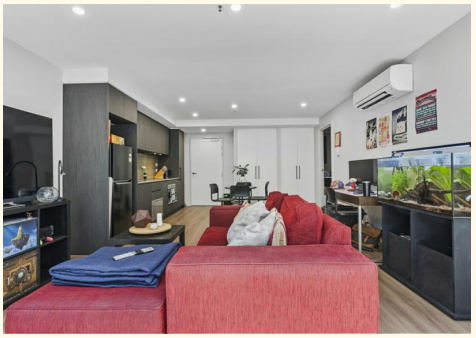
Disclaimer:
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Photography Disclaimer: Some images may have been virtually staged to better showcase the true potential of the rooms and spaces in the home. Alternatively, while the property may have been staged for photography, it might be vacant during your inspection.











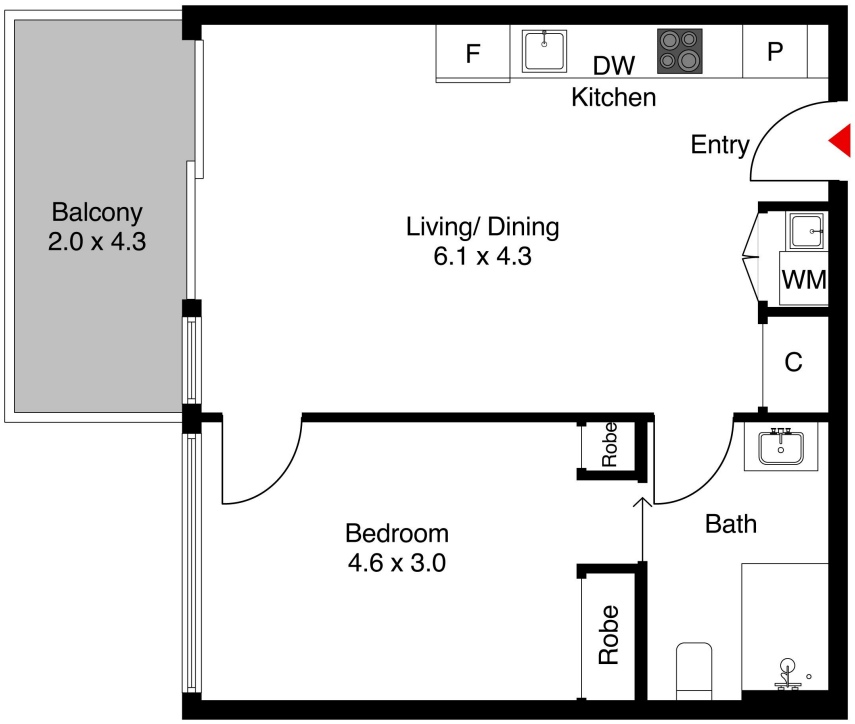
MORE DETAILS

Property ID	2EVZFHK
Property Type	Apartment
House Size	63 m2
EER	6
Including	Air Conditioning
	Intercom
	Balcony
	Dishwasher
	Floorboards
	Built-in-Robes
	Liveability

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The floor plan plan 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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