

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

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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FOR SALE
\$435,000+

VIEW
By Appointment

AGENTS
Tahmeed Towfiq
0469 706 586
tahmeed.towfiq@ljhcanberracity.com.au

AGENCY
LJ Hooker Canberra City
(02) 6249 7700

 **LJ Hooker**

- 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:

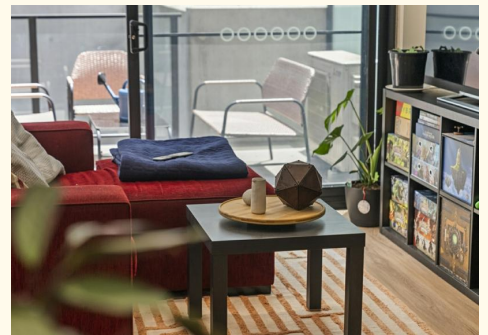
- Strata: \$3,695 p.a. (approx.)
- Rates: \$1,503 p.a. (approx.)
- Land Tax: \$1,923 p.a. (approx.) investors only
- EER: 6 stars
- Living Space: 53.5 sqm
- Outdoor space: 9.5 sqm
- Total Space: 63 sqm
- Building Completion: 2023

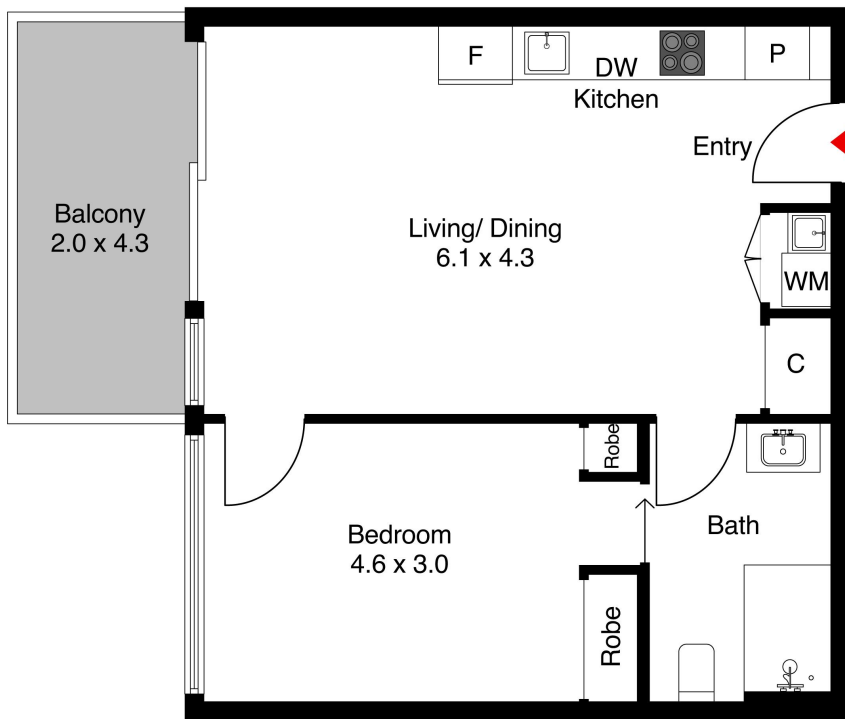
MORE DETAILS

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 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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