



214/24 Lonsdale Street, Braddon

Space, Outdoor living, Location, Quality, No compromise.

A property with such unique charm as this does not hit the market often. This is a 3-bedroom, 2-bathroom apartment situated in the vibrant heart of Braddon. Built in 2012, this residence offers a generous 152sqm of living space designed for comfort and style. Step out onto the expansive 36sqm deck, a rare find on Lonsdale Street, where you can entertain guests under the open sky or simply unwind in your own private oasis. With city views as your backdrop, this outdoor space enhances the appeal of urban living.

Inside, the apartment boasts a well-thought-out layout that includes ducted air conditioning in living areas and split air conditioning in the bedrooms, ensuring year-round comfort. Whether you're downsizing or a couple seeking a vibrant lifestyle, this property offers an ideal blend of functionality and style.

Located in one of Canberra's most sought-after suburbs, you'll be just moments away from an array of dining options and cultural experiences. Braddon is known for its lively atmosphere and proximity to the city centre and Haig Park, making it perfect for those who enjoy an active lifestyle.

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FOR SALE

Offers Over \$895,000

AGENTS

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AGENCY

LJ Hooker Canberra City

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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.
Interested parties must rely solely on their own enquiries.



Features:

- Spacious three bedrooms with build in robes
- Contemporary exposed concrete high ceiling
- Large kitchen with island bench and pantry
- Walk-in-robe and ensuite to main bedroom
- Separate laundry
- Ducted heating & cooling in living area
- Split heating and cooling to bedrooms
- Spacious 36sqm balcony/deck
- 15 min walk to city
- " Prime location on Lonsdale Street
- " Cafés, restaurants, shops at doorstep

Essentials:

- Strata: \$2,133 p.q. (approx.)
- Rates: \$421 p.q. (approx.)
- Land Tax: \$568 p.q. (approx.) investors only
- EER: 6
- Living Space: 116sqm
- Balcony: 36sqm
- Total Space: 152 sqm
- Rental estimate: \$1,000 - \$1,200 p.w.
- Parking: 2 side by side
- Vacant (ready to move in)
- Building Completion: 2012

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	2F9TFHK
Property Type	Apartment
EER	6
Including	Air Conditioning Ducted Cooling Ducted Heating Intercom Balcony Deck Dishwasher Built-in-Robes

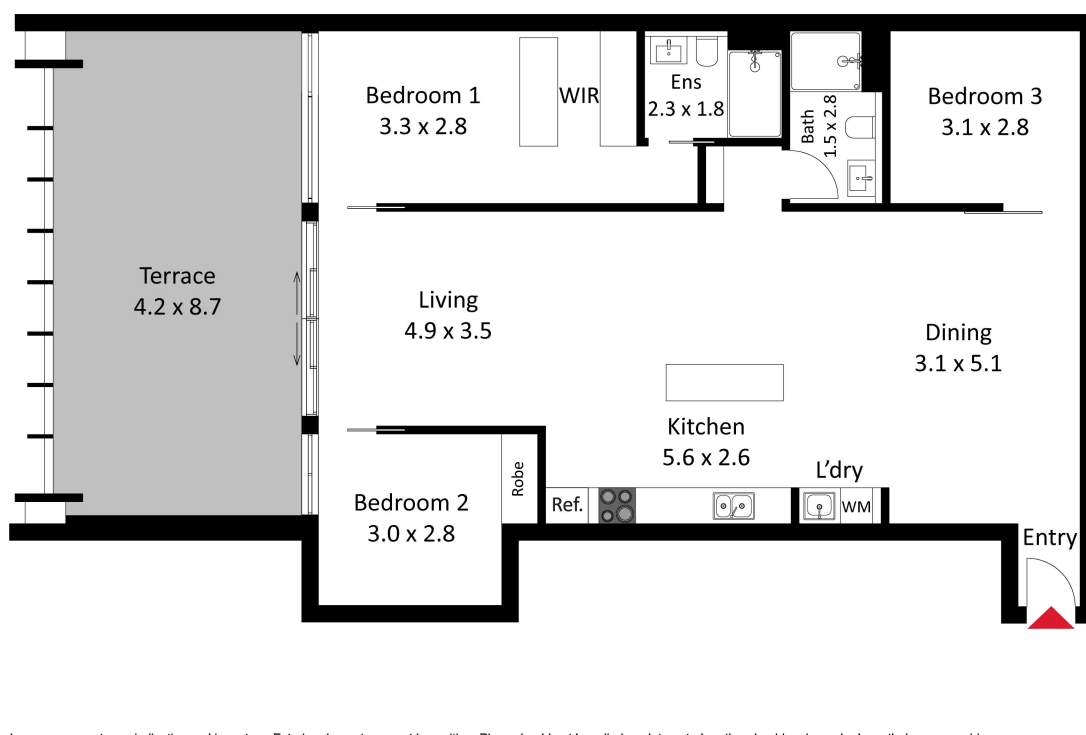
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