



218/24 Lonsdale Street, Braddon

Modern Inner-City Living at Its Best




Located in the vibrant heart of Braddon's dining and lifestyle precinct, this stylish one-bedroom apartment offers the perfect blend of comfort, convenience and contemporary design. Whether you're a first-home buyer, downsizer or savvy investor, this is an address that places the very best of Canberra right at your doorstep.

What is extra special about this apartment is that it is disability friendly with slightly larger doorways, rooms, and the larger bathroom to allow for easier wheelchair access. The carpark for the apartment is directly next to the lift and is double the average size.

Step inside to a light-filled open-plan living space, complemented by a sleek open kitchen featuring a large island bench, Smeg electric cooktop, oven, dishwasher and slide-out range-hood plus ample storage.

The bedroom boasts mirrored built-in robes with sizeable windows and sliding door to the balcony, allowing ample natural light and access to the mountain views.

Relax or enjoy alfresco dining on your private balcony, offering a

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FOR SALE
\$490,000+

VIEW
By Appointment

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

peaceful retreat and spectacular mountain views facing east, out over the tops of Braddon & Ainslie. With secure basement parking for one car, this apartment delivers unbeatable convenience in one of Canberra's most sought-after neighbourhoods.

- Prime Braddon location, moments from cafes, restaurants & nightlife
- Built larger in size for wheelchair access
- Bright and airy, open-plan layout
- Spacious kitchen with island bench, dishwasher, electric cooktop & ample storage space
- Mirrored built-in robes in the bedroom
- with luxury double sink, mirrored medicine cabinets
- Ducted heating and cooling & reverse-cycle split system in the bedroom
- Private east facing balcony for morning sun
- Lift access
- Double sized car space directly next to the lift
- Undercover storage space (2.5sqm)
- Walk to the CBD, light rail & transport

EER: 6.0

Rates: \$553.37pq (approx.)

Land Tax (for investors): \$675.31pq (approx.)

Strata: \$1,487.50pq (approx.)

Internal Living: 65sqm (approx.)

Balcony Size: 7sqm (approx.)

Year Built: 2012

Rental Estimate: \$500 - \$520 pw

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.

MORE DETAILS

Property ID	1UDDFMF
Property Type	Apartment
House Size	65 m2
EER	6
Including	Air Conditioning Intercom Balcony Dishwasher Built-in-Robes

Samuel Thompson 0412 300 774

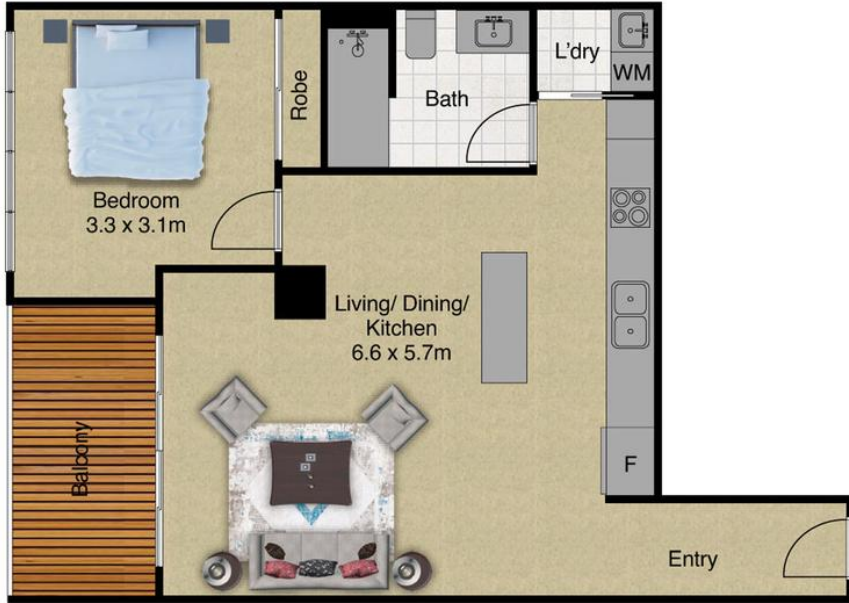
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LJ Hooker
Manuka

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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