

22/28 Mort Street, Braddon

Spacious, light filled and steps to everything!

This stylish apartment won't be on the market for long. If you're thinking about securing a 2-bedroom property within one of the most desirable pockets of Inner Canberra, this could be the one.

Set within the inner southern pocket of Braddon, this property offers easy access to the cultural precinct of Mort and Lonsdale Streets with the bonus of being within metres of the CBD. Walk to morning coffees, meet friends for drinks, hit the gym and enjoy all that this perfect urban position offers.

The apartment is designed perfectly with north facing windows for natural sunlight, separated bedrooms, open plan kitchen/dining and living, loads of storage, ample outdoor space, this apartment has been a wonderful first home to its owners for more than 10 years.

Inspect one of our open homes this week or enquire for more information.

Key features:

- Spacious 79sqm of total living space (70sqm living plus 9sqm covered balcony).

2  1  1 

FOR SALE
\$579,900+

VIEW
By Appointment

AGENTS
James Herbert
0400 853 501
james.herbert@ljhookerprojects.com.au

AGENCY
LJ Hooker Canberra City
(02) 6249 7700

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.

 **LJ Hooker**

- Built in wardrobes to both bedrooms.
- Oversized kitchen with ample storage and breakfast bar.
- North facing living with abundance of natural light.
- Secure basement car parking with storage cage.
- Reverse cycle air conditioning.
- New lighting and sheer curtains.
- Lift access and secure building with intercom.
- Located on level 6 of a 7 level building.
- Ample storage with 2 x inbuilt storage cupboards.

Key numbers

- 79sqm total area on units plan
- Built: 2012
- EER 6 Stars
- Rental potential \$700 per week
- Land rates approx. \$579 per qtr
- Land tax approx. \$737 per qtr
- " Strata Admin fund Approx \$1,253 per qtr
- " Strata sinking fund —Approx \$758 per qtr

Within walking distance

- " Wood fired pizza —0 minute walk
- " Coffee —0 minute walk
- " Cold beer —0 minute walk
- " Late night snack —0 minute walk
- " Gym sesh —2 minute walk
- " Lonsdale Street restaurant precinct —1 minute walk
- " CBD —1 minute walk
- " Light rail stop —3 minute walk
- " Haigh Park markets —3 minute walk
- " ANU —10 minute walk

Things you're not thinking about:

- The building is set within the southern end of Mort Street which allows easy walking access to CBD, City West and the Lake.
 - Just 64 residential apartments in the building, community driven, smaller and more boutique than the large complexes that surround the CBD.
 - Positioned within the middle section of the 2 exterior east/west wings of the complex, allowing a rare combination of northerly aspect, privacy and quiet from the surrounding streets.
 - Windows on 2 opposing exterior walls, allowing natural cross flow ventilation (rare in modern units).
 - Bedrooms are separated by living areas on opposing ends of the apartment, giving privacy to housemates.
 - Kitchen bench conveniently constructed on wheels to move around if required for large parties or customised furniture layouts
 - Recently updated with new paint, lights and sheer curtains.
 - The car space is located securely on its own (not next to any other car space) surrounded by open space.
 - Healthy sinking fund plan in place that will take care of the building maintenance for years to come.
 - The current owners absolutely loved living here for years, before starting a family and moving to larger home.
- ** Contact me for a private inspection outside the open times***

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.

EER 

MORE DETAILS

Property ID	2EX0FHK
Property Type	Apartment
EER	6
Including	Air Conditioning Intercom Balcony Dishwasher

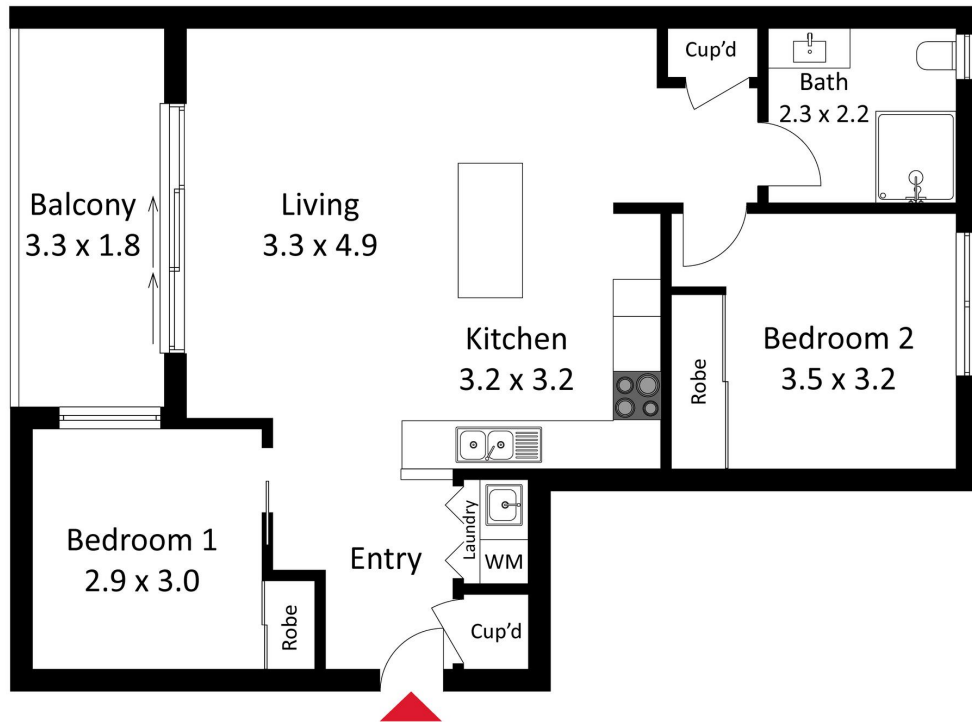
James Herbert 0400 853 501

Development Manager Project Marketing |
james.herbert@ljhookerprojects.com.au

LJ Hooker Canberra City (02) 6249 7700

1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601
canberracity.ljhooker.com.au | sales@ljhcanberracity.com.au





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.

22/28 Mort Street, Braddon