






223/24 Lonsdale Street, Braddon

Large 3 Bedroom Living on Lonsdale Street

Discover the vibrant lifestyle that awaits you in this contemporary three-bedroom apartment located on Lonsdale Street, at the heart of Braddon. This dynamic suburb is renowned for its eclectic mix of cafes, restaurants, and boutique shopping experiences, all just a short stroll from your doorstep. The apartment itself offers a spacious 143sqm layout, designed with modern living in mind and perfect for couples looking to downsize without compromising on style or convenience.

Step inside to find a welcoming space that seamlessly blends comfort and functionality. The open-plan living area extends effortlessly onto a private balcony, where you can enjoy stunning views to Mount Ainslie. The well-appointed kitchen with walk-in-pantry is ready to inspire your culinary adventures, while the bedrooms offer built-in robes for ample storage. With two bathrooms, mornings will be a breeze, and secure parking ensures peace of mind for your vehicles.

Braddon is more than just a location; it's a community, with excellent schools like North Ainslie Primary and Canberra Grammar School within easy reach. This apartment is an opportunity not to be missed for those seeking a balanced urban lifestyle with all the amenities at

3  2  2 

FOR SALE
\$900,000+

AGENTS

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AGENCY

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(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**

your fingertips. Act quickly to secure your piece of this thriving suburb and make this beautiful apartment your own.

Features:

- Spacious three bedrooms with build in robes
- Contemporary exposed concrete high ceiling
- Large kitchen with island bench and walk-in-pantry
- Walk-in-robe and ensuite to main bedroom
- Seperate laundry
- Ducted heating & cooling in living area
- Split heating and cooling to bedrooms
- Second bedroom with 2 way access bathroom
- Spacious 31sqm balcony
- 15 min walk to city
- Prime location on Lonsdale Street
- Caf restaurants, shops at doorstep

Essentials:

- Strata: \$2,207 p.q. (approx.)
- Rates: \$418 p.q. (approx.)
- Land Tax: \$562 p.q. (approx.) investors only
- EER: 6
- Living Space: 112sqm
- Balcony: 31sqm
- Total Space: 143 sqm
- Parking: 2 side by side
- Current Lease: 15th December
- Current Rent: 780 p.w.
- Building Completion: November 2012

MORE DETAILS

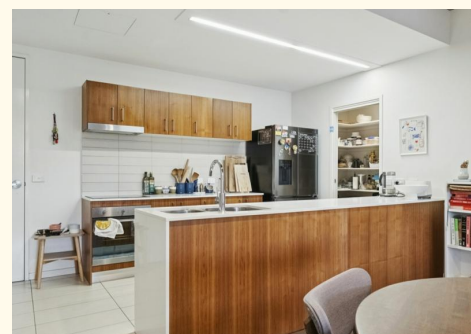
Property ID	2E7DFHK
Property Type	Apartment
House Size	143 m2
EER	6
Including	Air Conditioning Ducted Cooling Ducted Heating Intercom Balcony Dishwasher Built-in-Robes Secure Parking

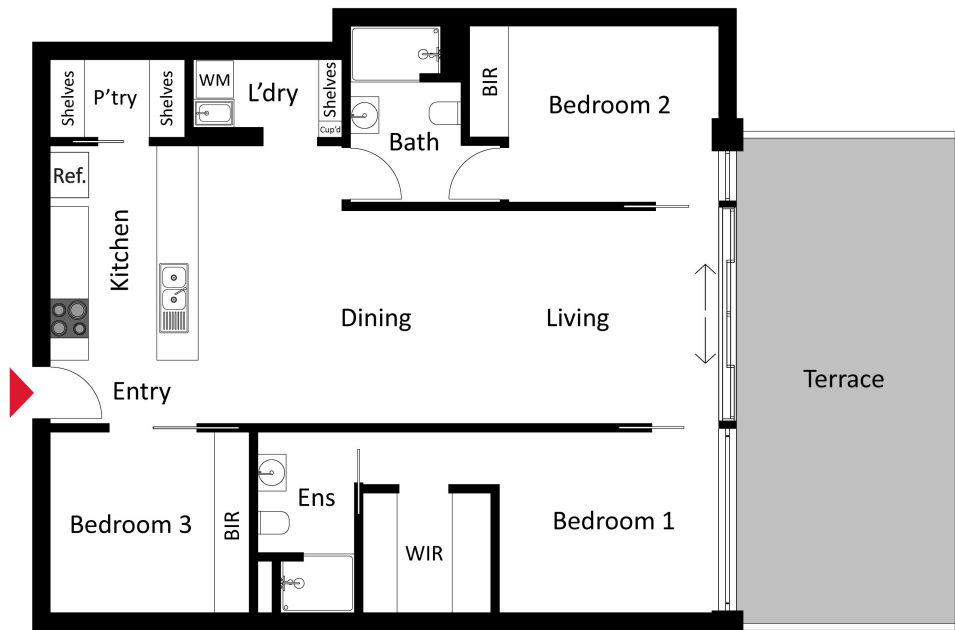
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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