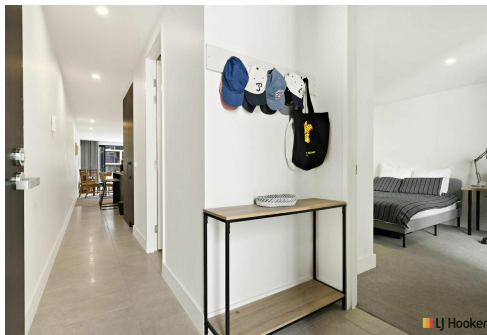
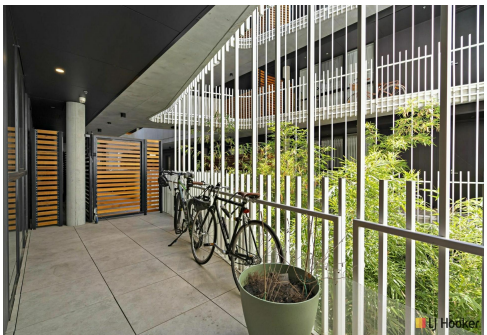




LJ Hooker



Braddon, 25/40 Mort Street

Gorgeous in 'The Gallery'!

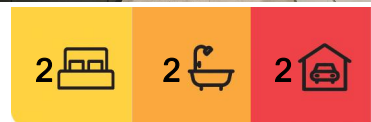
Nestled in the vibrant heart of Braddon, mere steps from the renowned Bentspoke Microbrewery and amongst an array of culinary delights, awaits this remarkable 2-bedroom, 2-bathroom, 2-car apartment. Set within the esteemed 'The Gallery' building, this residence exudes charm from its appealing exterior to its meticulously designed interior.

Unit 25 exemplifies excellence, showcasing a well-thought-out floorplan ideal for shared living. The generously sized kitchen offers ample bench space and top-notch appliances. The primary bedroom features a walk-through robe and ensuite, while the second bedroom benefits from a convenient 2-way bathroom, catering to both residents and guests alike.

The expansive living area flows seamlessly onto a sizable balcony overlooking the lively Mort Street. For added privacy, exterior shutters afford the luxury of seclusion. Additionally, a lock-up courtyard at the front is perfect for securely storing your bicycle or e-scooter and provides an elegant entrance to the apartment.



Disclaimer: 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.



For Sale
\$765,000+

View
ljhooker.com.au/1DXHKTF92

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EER ★★★★★

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Braddon epitomizes a coveted lifestyle in Canberra, with an abundance of restaurants, bars, and cafes just moments away. Among the favourites are Assembly, Hopscotch, Corella, 86, and the newest addition, Paloma. Moreover, a brief stroll takes you to the bustling Canberra CBD, where a wealth of shopping, amenities, restaurants and entertainment awaits.

Currently leased until November at \$740 per week, this property presents a compelling investment opportunity. Whether considering an investment now with future occupancy in mind or simply seeking to capitalize on its potential returns, this residence promises to deliver both immediate and long-term benefits.

At a glance;

- Secure front courtyard (12sqm)
- Balcony with bi-fold privacy shutters (14sqm)
- Reverse-cycle air conditioning
- 2-way bathroom and ensuite
- European laundry
- Large kitchen with ample storage, bench space and quality appliances
- Secure basement parking
- Storage cage
- Short walk to Lonsdale Street, Braddon (restaurants, cafes and bars)
- Short walk to Canberra CBD

More About this Property

| | |
|----------------------|-------------------|
| Property ID | 1DXHKTF92 |
| Property Type | Apartment |
| House Size | 91 m ² |
| EER | 6 |

Stephen Bunday 0416 014 431

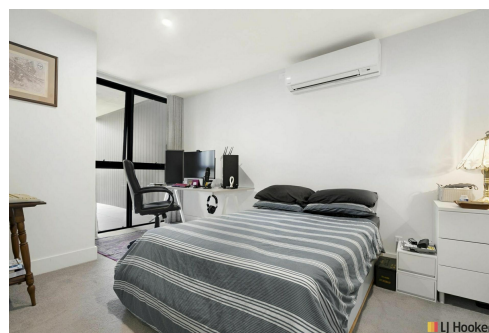
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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

25/40 Mort Street, Braddon

Produced by DIAKRIT