



Sold



27/38 Torrens Street, Braddon

1 1 1

## Light-Filled Living in the Heart of Braddon

This spacious one-bedroom apartment enjoys a bright, north-facing aspect and a quiet position within central Braddon. Located on a peaceful street, it offers the perfect balance of privacy and convenience, an easy walk to the buzz of Braddon's cafés, restaurants and boutiques, and only minutes to the City Centre.

The open plan living area flows seamlessly to a generous balcony with a tranquil outlook over the private internal gardens, creating a relaxed space to unwind or entertain.

Features include:

- Generous open plan design with seamless indoor—outdoor flow
- Large kitchen with excellent storage and electric cooking
- Walk-in robe to the bedroom
- North-facing balcony with garden views
- Reverse cycle air conditioning
- NBN ready
- Short walk to the light rail
- Central location close to the City, Braddon precinct, ANU and Parliamentary Triangle

The numbers:

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**  
\$438,000+

### AGENTS

Kaylene King  
0409 574 178  
kaylene.king@ljhcanberracity.com.au

### AGENCY

LJ Hooker Canberra City  
(02) 6249 7700



Living size; 63sqm + balcony  
Rates; \$573.41 per quarter  
Land Tax; \$674.19 per quarter IF RENTED  
Body corp; \$829.28 Per quarter

## MORE DETAILS

Property ID	2E7SFHK
Property Type	Apartment
EER	6
Including	Air Conditioning Intercom Balcony Dishwasher Built-in-Robes

### Kaylene King 0409 574 178

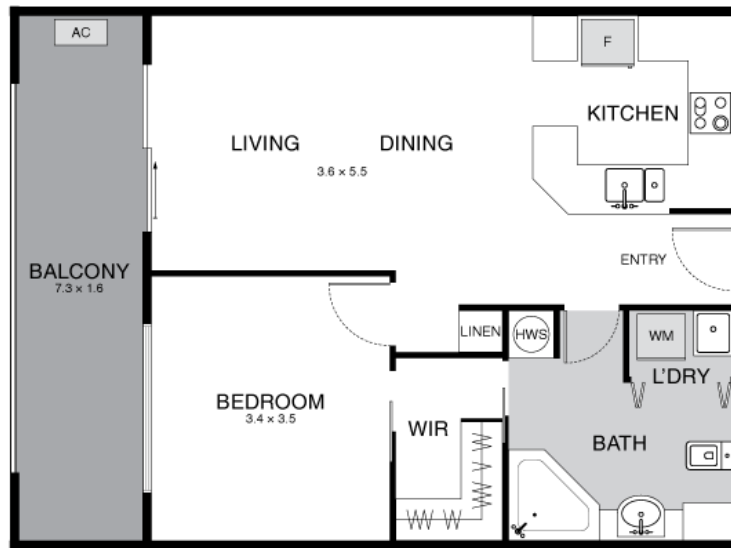
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### LJ Hooker Canberra City (02) 6249 7700

1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601  
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## Floor Plan



THIS FLOORPLAN IS INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE. ALL INFORMATION CONTAINED IS GATHERED FROM SOURCES WE BELIEVE TO BE RELIABLE. WE CANNOT GUARANTEE ITS ACCURACY AND INTERESTED PARTIES SHOULD RELY ON THEIR OWN ENQUIRIES.

**LJ Hooker** Canberra City

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**LJ Hooker**