



Sold



301/51 Mort Street, Braddon

Affordable City Living in Vibrant Braddon

This is the perfect blend of convenience and comfort in the heart of Braddon. Designed with first home buyers and couples in mind, this one-bedroom gem offers an ideal urban lifestyle without breaking the bank. With a spacious 68m² layout, you'll have all the room you need to create your own cozy retreat right in the city.

Situated on Mort Street, this apartment places you just moments away from Braddon's bustling cafes, eclectic shops, and lively nightlife. Enjoy easy access to nearby parks and cultural attractions that make this suburb a local favorite. Whether you're looking to explore Canberra's vibrant art scene or enjoy a peaceful walk, you'll find it all within reach.

This is an opportunity not to be missed for those seeking a foothold in one of Canberra's most dynamic suburbs. With its prime location and unbeatable price, this property won't last long. Act now to secure your new home and start enjoying everything Braddon has to offer!

Features:

- Located at IQ
- Floor to ceiling height glass

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.

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FOR SALE
\$425,000+

AGENTS

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AGENCY

LJ Hooker Canberra City
(02) 6249 7700



- Ducted heating & cooling
- Facing toward quiet garden area
- Various shop and restaurants
- City within walking distance
- Large balcony
- Wide spaces with accessibility in mind
- Vacant possession

Essentials:

- Strata: \$3,050 p.a. (approx.)
- Rates: \$1,499 p.a. (approx.)
- Land Tax: \$1,916 p.a. (approx.) investors only
- EER: 6
- Living Space: 60 sqm
- Balcony: 8 sqm
- Total Space: 68 sqm
- Building Completion: 2014
- Rental Estimate: \$520.00 - \$550.00 per week

MORE DETAILS

Property ID	2ES9FHK
Property Type	Apartment
House Size	68 m2
EER	6
Including	Air Conditioning Ducted Cooling Ducted Heating Intercom Balcony Dishwasher Built-in-Robes Liveability

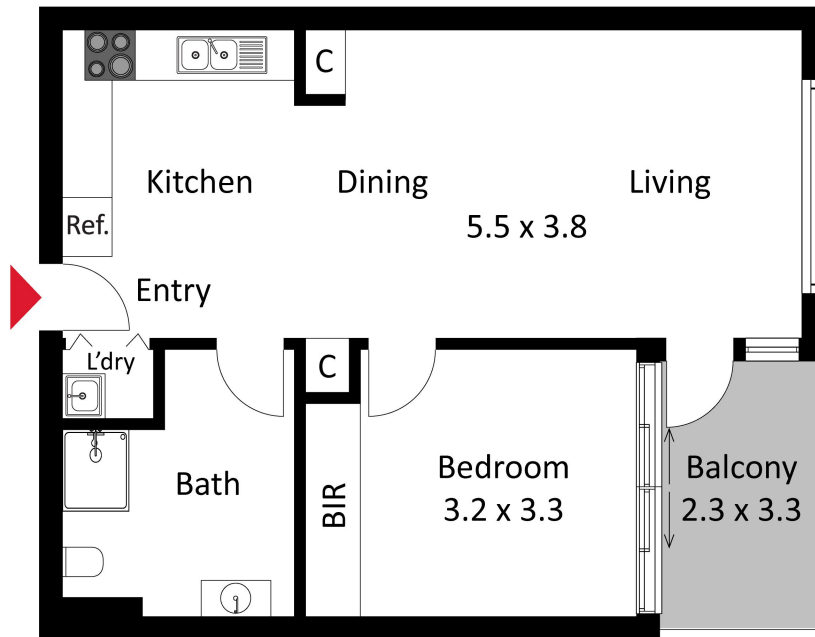
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ACT & NSW Licensed Agent |
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should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

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