



## Braddon, 305/104 Northbourne Avenue

Where Sophistication Meets City Buzz

Wake up in the heart of Canberra's trendiest precinct, where mornings start with coffee at Lonsdale Street Roasters & evenings end with craft beers at Bentspoke. Perched on the 3rd floor of the sought-after 'IQ' complex, this one-bedroom plus study apartment offers modern elegance with a lifestyle to match.

Light fills the open-plan living area, extending seamlessly to a spacious balcony with glimpses of Black Mountain Tower. The sleek kitchen features Smeg appliances, an induction cooktop, and generous storage, while the master bedroom, with mirrored robes, opens to the balcony for effortless relaxation. A separate study with built-in storage offers versatility for work or guests.

Double-glazed windows, ducted heating and cooling, and a smart energy monitoring system ensure year-round comfort. With the city's best cafes, parks, and the light rail just steps away, this apartment is more than a home-it's your gateway to vibrant urban living.



**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.

**SOLD**



**For Sale**  
Auction

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[ljhooker.com.au/1HHDF9U](https://ljhooker.com.au/1HHDF9U)

**Contact**  
**Eoin Ryan-Hicks**  
0424 042 419  
[Eoin.ryan-hicks@ljhooker.com.au](mailto:Eoin.ryan-hicks@ljhooker.com.au)

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**EER** ★★★★★★

**LJ Hooker Kippax**  
(02) 6255 3888

Isn't this where you'd rather be?

#### The Facts:

- One bedroom plus study with mirrored built-in robes
- Energy monitoring system and intercom/security system
- Designer kitchen with Smeg appliances, induction cooktop, and dishwasher
- Lift access, storage cage, and ample visitor parking (including EV chargers)
- Double-glazed windows and ducted heating/cooling for year-round comfort
- Spacious, sunlit living area with access to a large balcony with mountain views
- Centrally located near Braddon's heartbeat, offering the best cafes, restaurants, and entertainment

- Rates: \$1,922 p.a. approx.
- Land tax: \$2,400 p.a. approx.
- Body corp: \$3,327 p.a. approx.
- EER: 6.0

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## More About this Property

Property ID	1HHDF9U
Property Type	Apartment
House Size	75 m <sup>2</sup>
EER	6

#### Eoin Ryan-Hicks 0424 042 419

Franchise Owner | Sales Manager | Licensed Agent ACT & NSW | Eoin.ryan-hicks@ljhooker.com.au

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#### LJ Hooker Kippax (02) 6255 3888

Cnr Luke Street & Hardwick Crescent, HOLT ACT 2615  
kippax.ljhooker.com.au | kippax@ljhooker.com.au



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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.

305/104 Northbourne Avenue, Braddon

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