



Braddon, 305/2 Batman Street

Make Your Mark At The Mark!

Welcome home to apartment 305 in The Mark complex at Founders Lane - the heart of city - where convenience meets tranquillity in this beautifully designed and perfectly located property. This standout offering just gets better with the inclusion of all the quality furnishings as displayed. Whether you're after a terrific first home or a trouble-free start to your investment portfolio, this Braddon gem fits the bill perfectly.

You will love living in the heart of Braddon; directly opposite the Canberra Centre and surrounded by exciting restaurants, bars, shops, and supermarkets - everything you need is quite literally right at your doorstep.

And let's not forget the investment opportunity - with a long-term rental potential of up to \$580/week or name your price on Air BnB - a property like this could see the dollars rolling in!



For Sale
\$489,000

View
ljhooker.com.au/1HKMDRF92

Contact
Andrew Browne
0403 169 259
andrew.browne@ljhdickson.com.au



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.

EER ★★★★★★

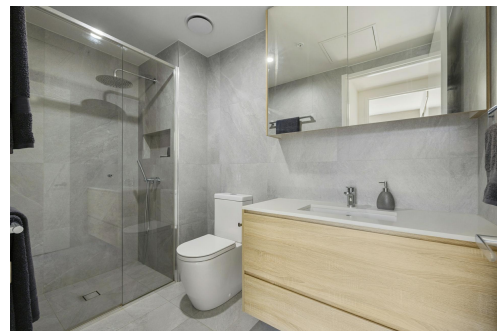
LJ Hooker Dickson
(02) 6257 2111

The apartment is warm and inviting from the moment you walk in and the open plan layout makes the most of the enviable northern aspect. The modern kitchen is complete with high-end appliances, an enclosable Winter garden gives you metres of extra living space and your year-round comfort is ensured with ducted reverse cycle air conditioning.

Only a short walk from the main public transport hub of Canberra, this unit provides easy access to the Australian National University, the Australian Defence Force Academy, and the myriad parks, sporting ovals, and local markets on offer in the area. A stroll around Lake Burley Griffin or up Mt Ainslie Nature Reserve is also easily achieved from this perfect central location. So whether you're a first home owner, downsizer or investor you simply can't beat this quality opportunity so please - call Andrew on 0403 169 259 - and book your private inspection.

Features:

- Timber flooring
- Full height double glazed windows
- Kitchen with stone benchtops, quality appliances & integrated dishwasher
- Fully furnished with quality furniture and accessories
- Bathroom with full height tiling & custom joinery
- Enclosable Winter garden/balcony
- European laundry
- Ducted reverse cycle air conditioning
- Secure intercom entry to building
- Secure basement parking
- Single car space plus storage cabinet
- Roof top garden, BBQ and communal spaces



More About this Property

Property ID	1HKMDRF92
Property Type	Apartment
EER	6

Andrew Browne 0403 169 259

Licensed Agent | andrew.browne@ljhdickson.com.au

LJ Hooker Dickson (02) 6257 2111

36 Woolley Street, DICKSON ACT 2602

dickson.ljhooker.com.au | info@ljhdickson.com.au



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.

LJ Hooker Dickson
(02) 6257 2111