



307/51 Mort Street, Braddon

Connected and Convenient

- Inspection by Appointment*

Light-filled and wonderfully spacious, this two-bedroom, two-bathroom apartment in the coveted IQ complex offers effortless inner-city living.

The generous open-plan layout provides room to relax and entertain, flowing to a balcony perfect for your morning coffee while watching the sunrise. With windows on both sides, natural light floods the home throughout the day, creating a bright and airy atmosphere.

The sleek kitchen overlooks the dining and living area and features a breakfast bar and quality appliances. Both bedrooms are impressively sized, with the main bedroom enjoying beautiful views of Black Mountain Tower, a stylish ensuite and walk-in-robe.

Storage is exceptional, with six (yes, six) cleverly integrated cupboards in the living space. A European laundry is neatly tucked away, and ducted reverse-cycle heating and cooling ensure year-round comfort.

IQ Apartments are celebrated for their smart, energy-efficient design. Ahead of their time, they include fibre-to-the-premises NBN, video

2 🏠 2 🚿 2 🚗

FOR SALE

Offers Over \$685,000

AGENTS

Stephen Bunday
0416 014 431
stephen.bunday@ljhdickson.com.au

Brenden Mowat
0430 403 801
brenden.mowat@ljhdickson.com.au

AGENCY

LJ Hooker Dickson
(02) 6257 2111

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**

intercom, CCTV security and other high-tech inclusions, offering intelligent living in every sense. Lift access and secure underground parking with storage complete the picture.

This prime Braddon address places you at the heart of Canberra's most vibrant precinct. Stroll through the Haig Park markets on a Sunday, enjoy mimosas at Assembly, or treat yourself to a mid-week dinner at EightySix. From coffee culture to nightlife, everything the city is known for is right outside your door.

A stylish apartment in a cutting-edge building, in the centre of it all-this is a home and a lifestyle you'll be proud to call your own.

At a glance:

- Generous open-plan layout
- Balcony off living area, perfect for watching the sunrise
- Window on both sides for all-day natural light
- Sleek kitchen with breakfast bar and quality appliances
- Generous main bedroom with views to Black Mountain Tower
- Ample storage throughout
- European laundry
- Ducted reverse-cycle air-conditioning
- Fibre-to-the-premises NBN for high-speed connectivity
- Video intercom and CCTV security
- Secure underground parking and lock up storage
- Stroll to Haig Park for Sunday markets or afternoon picnics
- Walking distance to Braddon's renowned cafes, restaurants, and pubs
- Walking distance to the Canberra CBD

MORE DETAILS

Property ID	1HKMTWF92
Property Type	Apartment
House Size	96 m2
EER	6

Stephen Bunday 0416 014 431

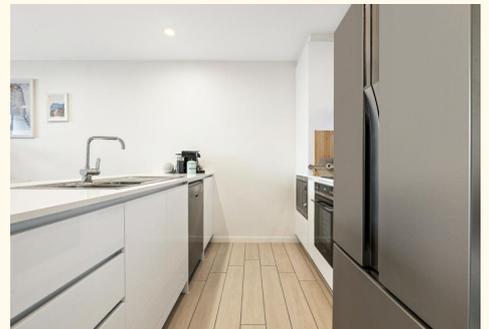
Licensed Agent & Auctioneer ACT/NSW |
stephen.bunday@ljhdickson.com.au

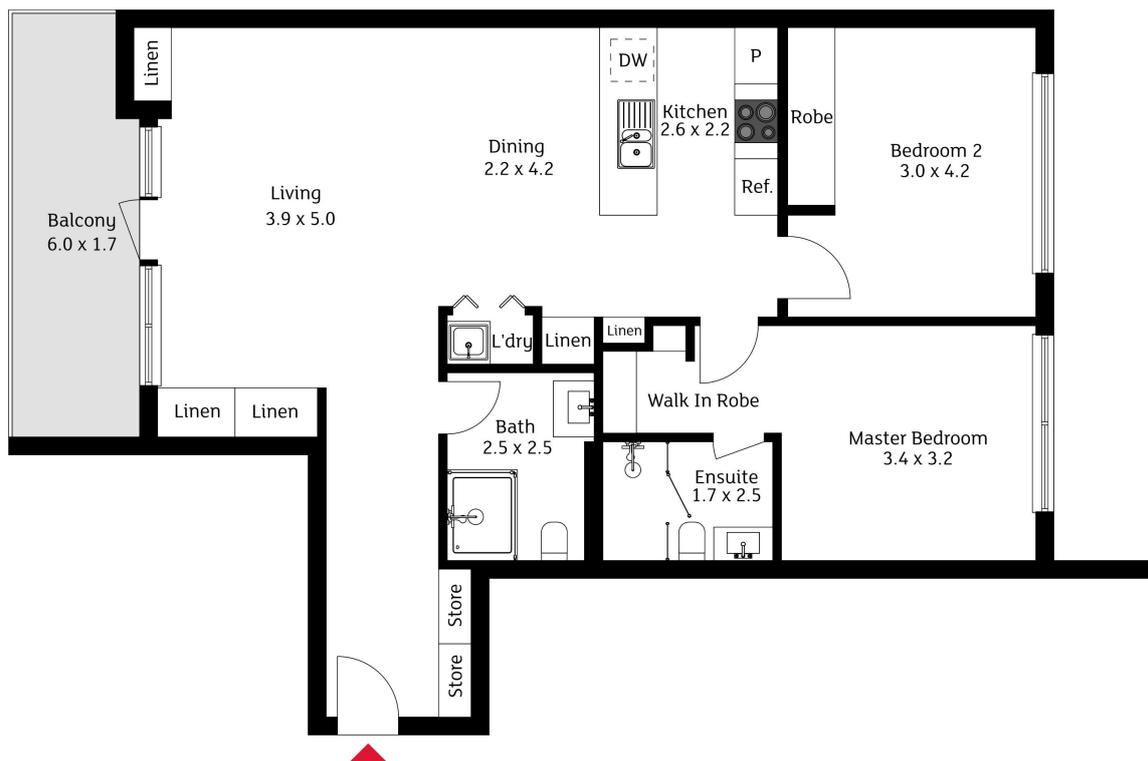
Brenden Mowat 0430 403 801

Sales Associate to Stephen Bunday and Licensed Agent |
brenden.mowat@ljhdickson.com.au

LJ Hooker Dickson (02) 6257 2111

36 Woolley Street, DICKSON ACT 2602
dickson.ljhooker.com.au | info@ljhdickson.com.au





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.

307/51 Mort Street, Braddon



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.

