

311/27 Lonsdale Street, Braddon

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Prime Braddon Living on Lonsdale

The 3 most important things in real estate are location, location, and location. And this property, ticks all 3 boxes.

This is the ultimate inner-north lifestyle in this spacious apartment, perfectly positioned in the heart of Braddon on the most sought-after street. Bringing various restaurants, shops, cafes, local markets, gym at your doorstep, and the City Centre a short stroll away; Lonsdale Street is the street to be on.

Boasting an impressive 87sqm total, this thoughtfully designed apartment offers far more than typical one-bedroom living. The generous 67sqm interior includes a separate study room, your perfect work-from-home sanctuary or creative space. Step outside to enjoy not one, but two private outdoor areas: a 13sqm balcony and a charming 7sqm courtyard, ideal for entertaining or your morning coffee ritual.

Offering vacant possession, this apartment is move-in ready for owner-occupiers or investors seeking immediate returns.

Features:

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
\$580,000

AGENTS

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AGENCY

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LJ Hooker

- located at Palko, arguably one of the most sought after developments in Braddon
- " Shops, restaurants, cafés at doorstep, destination Braddon
- Spacious with balcony and private courtyard
- Views towards Lonsdale Street
- Ducted heating & cooling
- Modern dark finish
- Dedicated study/office room
- Built in fridge and Smeg appliances
- Stone 40mm benchtop with matching splashback
- Built in entertainment unit
- Floating tiles in balcony
- Vacant possession, ready to move in

Essentials:

- Strata: \$3,938 p.a. (approx.)
- Rates: \$1,550 p.a. (approx.)
- Land Tax: \$2,015 p.a. (approx.) investors only
- Living space: 67sqm
- Balcony: 13sqm
- Courtyard: 7sqm
- Total space: 87sqm
- Building completion: 2018
- Rental estimate: \$520.00 - \$550.00 per week
- EER: 6 stars

MORE DETAILS

Property ID	2ETJFHK
Property Type	Apartment
House Size	87 m2
EER	6
Including	Study Air Conditioning Ducted Cooling Ducted Heating Intercom Balcony Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking

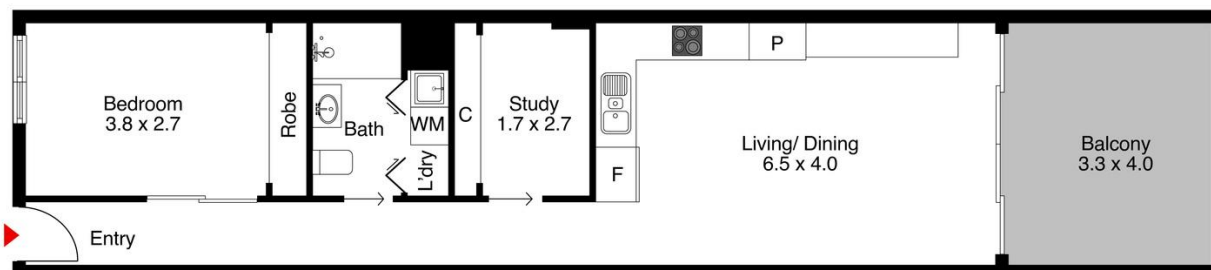
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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