



320/45 Ainslie Avenue, Braddon




Unbeatable Location with City Convenience

Yes, you're read that right! 4 Car parking across the City Centre!

Kept in pristine condition by the home proud owners, this is the perfect blend of city living and suburban comfort in this spacious 3-bedroom apartment in Braddon. Situated just moments from the vibrant Canberra City Centre, this property offers unparalleled convenience for those who desire quick access to shopping, dining, and entertainment. The apartment boasts an impressive 110m² layout, ideal for couples looking to downsize without sacrificing space or for families eager to embrace city life.

One of the standout features of this property is its exceptional parking capacity. With four secure parking spaces, it caters perfectly to car enthusiasts and families who value the convenience of ample parking. The apartment's modern design includes thoughtful touches like ducted heating and cooling, intercom security, and built-in robes that enhance everyday living. Mountain and city views add an extra layer of appeal to this already enticing home.

Braddon is a suburb that offers a perfect mix of urban flair and community spirit. With easy access to local parks, reputable schools

3  2  4 

FOR SALE
\$800,000+

VIEW
By Appointment

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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**

such as Canberra Grammar School, and cultural landmarks, residents can enjoy a balanced lifestyle. The opportunity to reside in such a prime location is rare, making this property a must-see for those seeking a vibrant yet comfortable living experience. Act quickly to secure your piece of Braddon's sought-after real estate!

Features:

- Spacious 83 sqm living
- 27 sqm wraparound balcony
- Remote access basement carpark
- Corner apartment
- Island bench kitchen with breakfast bar
- Ducted heating & cooling
- Floorboards to living areas
- Floating tiles in balcony
- Seperate laundry
- Canberra Centre at doorstep
- Various shops and restaurants
- Braddon lifestyle
- Vacant, ready to move in

Essentials:

- Strata: \$5,017 p.a. (approx)
- Rates: \$1,520 p.a. (approx)
- Land tax: \$1,958 p.a. (approx) investors only
- EER: 5 stars
- Living space: 83 sqm
- Balcony: 27 sqm
- Total space: 110 sqm
- Building completion: 2019
- Rental estimate: \$1,050.00 - \$1,200.00 p.w.

Photography Disclaimer: Some images may have been virtually staged to better showcase the true potential of the rooms and spaces in the home. Alternatively, while the property may have been staged for photography, it might be vacant during your inspection.

Disclaimer:

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MORE DETAILS

Property ID	2F8QFHK
Property Type	Apartment
House Size	110 m2
EER	5
Including	Air Conditioning Ducted Cooling Ducted Heating Alarm Intercom Floorboards Built-in-Robes Secure Parking Liveability

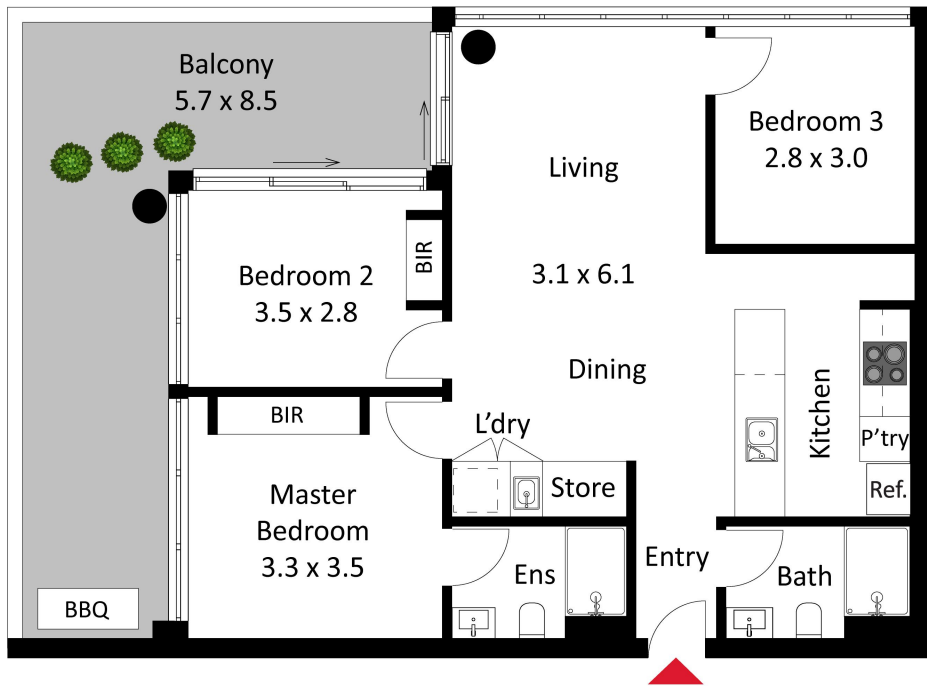
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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