



Braddon, 39/35 Torrens Street

1 Bedroom & a Large Study!

Step into this freshly refurbished one-bedroom apartment on Torrens Street, Braddon, and experience a unique blend of comfort and modern living. Recently painted and featuring new carpet throughout, this residence boasts a spacious study with a built-in desk, perfect for working from home or studying. The open-plan layout integrates the living, dining, and kitchen areas seamlessly, creating an inviting atmosphere.

Located just a short walk from Canberra Centre, your shopping and entertainment needs are easily met. Additionally, you'll be just one street down from the bustling Lonsdale Street in Braddon, known for its vibrant cafes, restaurants, and boutique stores. The convenience of this location means you're always close to the action while still enjoying the tranquility of your own space.

Secure parking adds an extra layer of convenience to this already desirable property. Don't miss your chance to own a piece of Braddon's unique lifestyle in a freshly refurbished



For Sale
Offers Over \$550,000

View
ljhooker.com.au/2BEYFHK

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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 ★★★★★★

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apartment. Act quickly-properties like this one are snapped up fast!

Features:

- Fresh paint & brand new carpet
- Spacious bedroom and living space
- Large study with built in desk
- Seperate laundry
- Electric reverse cycle split system
- Spacious kitchen with breakfast bar
- Electric cooktop
- Large North facing balcony
- Walking distance to Canberra City Centre
- Basement car spot with storage

Essentials:

- Indoor space: 70m²
- Balcony: 15m²
- Body corporate: \$1,555 approx. per quarter
- Rates: \$1,597 approx. p.a.
- Tax: \$2,104 approx. p.a. (investors only)
- Age: 10 years (built November 2013)
- EER: 6

*Virtual styling for illustration purposes

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.

More About this Property

Property ID	2BEYFHK
Property Type	Apartment
House Size	70 m²
EER	6

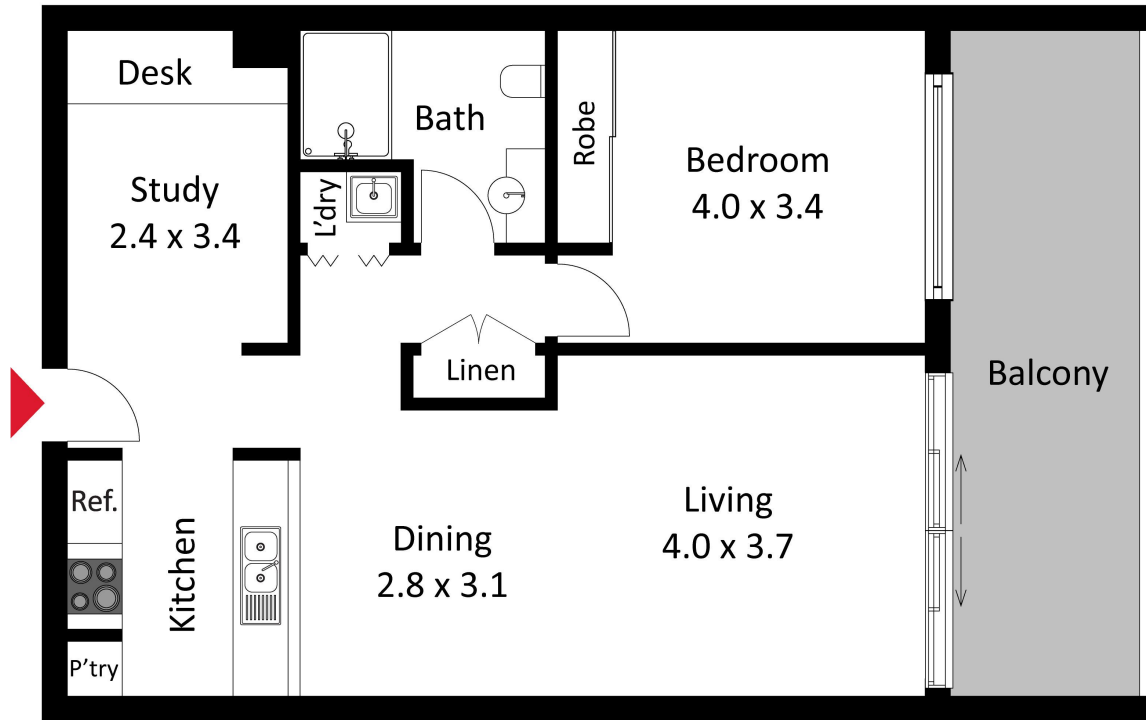
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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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