



40/40 Torrens Street, Braddon

## Solid Build, Affordable, & Spacious Living in Braddon

This is an unbeatable opportunity to own a charming corner apartment on Torrens Street in vibrant Braddon. This one-bedroom, one-bathroom residence is ideal for couples and first home buyers looking to make their mark in one of Canberra's most sought-after suburbs. With a price tag that's hard to beat, this apartment offers you the chance to live or invest in a thriving area with city and valley views from your private balcony.

Braddon is renowned for its lively atmosphere and community spirit, featuring an array of cafes, restaurants, and boutique shops just a short stroll away. Enjoy the convenience of being close to the city centre while also having the tranquility of green spaces at your fingertips. Nearby schools like Ainslie School and Merici College add to the appeal for those planning a future in this dynamic suburb.

This apartment is designed for easy living with built-in robes, modern appliances, and efficient climate control systems. Whether you're starting your home ownership journey or seeking a smart investment, this property promises great potential.

Features:

1 1 1

**FOR SALE**

\$445,000+

**VIEW**

By Appointment

**AGENTS**

Tahmeed Towfiq

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**AGENCY**

LJ Hooker Canberra City

(02) 6249 7700

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**

- Located at the Braddon Garden
- Corner apartment
- Freshly carpeted in all areas
- Kitchen bench with breakfast bar
- 1.5 Bowl kitchen sink
- Bath tub
- Split heating and cooling
- Large windows in all areas
- Vacant possession

#### Essentials:

- Strata: \$2,972 p.a. (approx.)
- Rates: \$1,562 p.a. (approx.)
- Land Tax: \$2,036 p.a. (approx.) investors only
- EER: 4.5 stars
- Living Space: 57 sqm
- Balcony: 5 sqm
- Total Space: 62 sqm
- Building Completion: Nov 1995

## MORE DETAILS

Property ID	2EZEFGHK
Property Type	Apartment
EER	4.5
Including	Air Conditioning
	Intercom
	Balcony
	Dishwasher
	Built-in-Robes
	Liveability

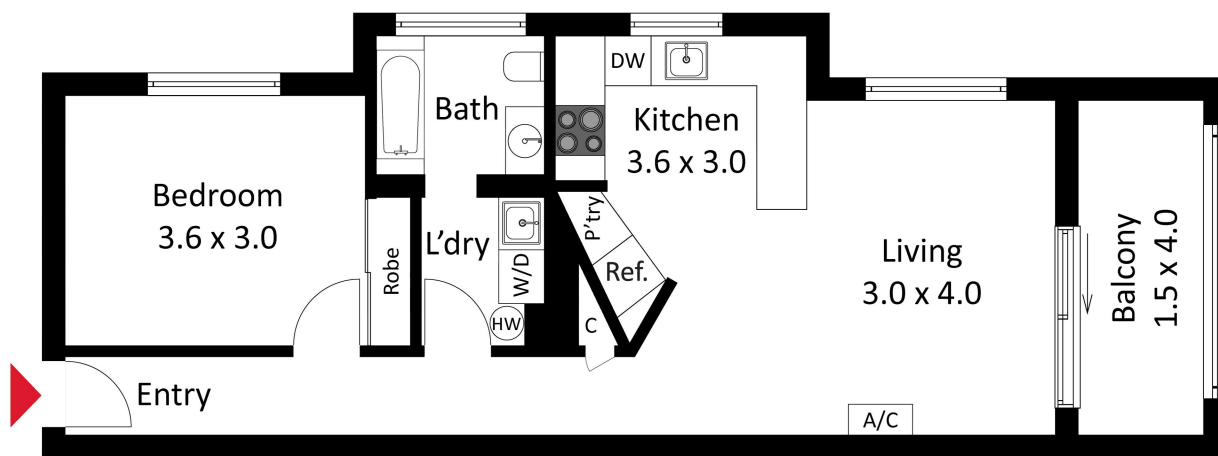
#### Tahmeed Towfiq 0469 706 586

ACT & NSW Licensed Agent |  
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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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