






40/40 Torrens Street, Braddon

1  1  1 

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:

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
\$445,000+

AGENTS

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AGENCY

LJ Hooker Canberra City
(02) 6249 7700

 **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

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 DETAILS

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

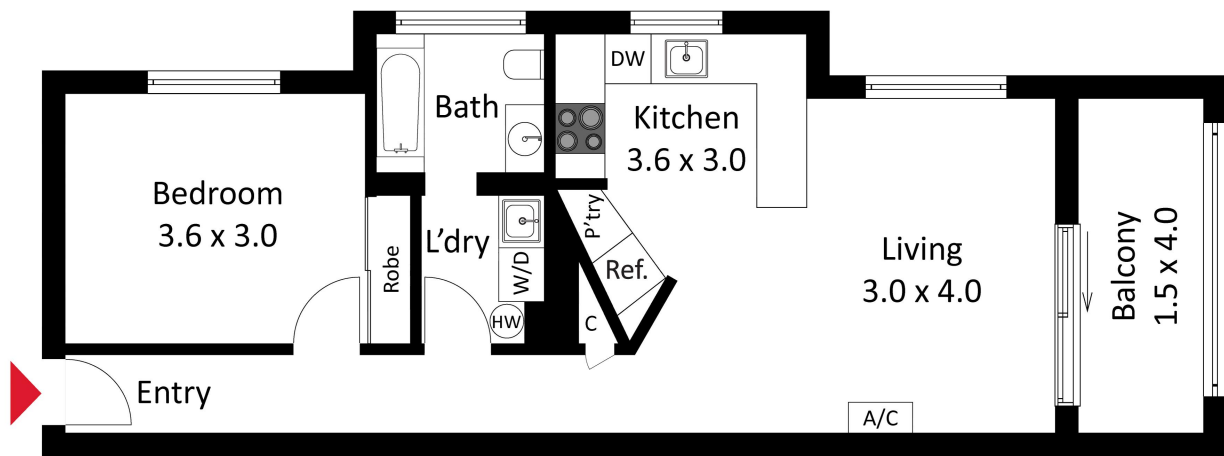
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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