



401/27 Lonsdale Street, Braddon

Immaculate Apartment Living on Lonsdale Street

This property is available for inspection by appointment only.

Perfectly positioned in the heart of Braddon, this beautifully maintained apartment offers an outstanding opportunity to secure a stylish home in one of Canberra's most sought-after lifestyle locations.

Ideally suited to first home buyers, professionals, or couples, this stylish one-bedroom apartment presents an exceptional opportunity to secure a home in one of Canberra's most sought-after lifestyle locations.

Positioned in the heart of Braddon, you'll enjoy having some of Canberra's best cafés, restaurants, boutiques, and entertainment venues right at your doorstep, offering the ultimate inner-city lifestyle.

Lovingly cared for by house-proud owners, the apartment showcases a thoughtful open-plan design that maximises both space and natural light across its generous 64sqm layout. The interiors feel warm, modern, and inviting, creating the perfect balance between comfort and functionality. Enjoy beautiful city views while still having the comfort of a peaceful retreat away from the energy of the streets

1 1 1

FOR SALE
$400,000+

VIEW
Fri 6th Nov @ 12:30PM - 12:45PM

AGENTS
Andrew Grenfell
0424 858 529
andrew.grenfell@ljhcanberracity.com.au

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.

below.

Braddon continues to be one of Canberra's most vibrant and desirable suburbs, known for its strong sense of community, cultural atmosphere, and excellent connectivity. With public transport, parks, and the CBD all within easy reach, this is an opportunity to enjoy convenient, low-maintenance living in an unbeatable location.

Don't miss your chance to secure a quality apartment in one of Canberra's most dynamic precincts.

Features:

- Located at Nibu, arguably one of the most sought after developments in Braddon
" Shops, restaurants, cafés at doorstep, destination Braddon
- Ducted heating & cooling
- Modern finish
- Floating tiles in balcony
- New Warwick fabric curtains/privacy screen in the bedroom, installed by Watson Blinds
- Thermal insulating blinds, installed by Watson Blinds
- Freshly painted
- Freshly polished concrete flooring
- Polished timber joinery
- Miele oven
- Built in fridge
- Stone 60mm bench-top with matching splash-back
- Bosche Induction cooktop
- Dishwasher
- Privacy screen in balcony/winter garden
- Renovated bathroom
- No shared walls
- Storage cage
- Dryer
- European laundry
- Reverse cycle air condition
- Double glazed winter garden
- Double glazed sliding doors
- Secure car space close to elevator

Essentials:

- Strata: $4,012 p.a. (approx.)
- Rates: $1,560 p.a. (approx.)
- Land Tax: $2,034 p.a. (approx.) investors only
- Living space: 54sqm
- Balcony/winter garden: 10sqm
- Total space: 64sqm
- Building completion: 2018
- Current Rent: $595 per week
- EER: 6 stars

Disclaimer:
Disclaimer: All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.

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.



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.

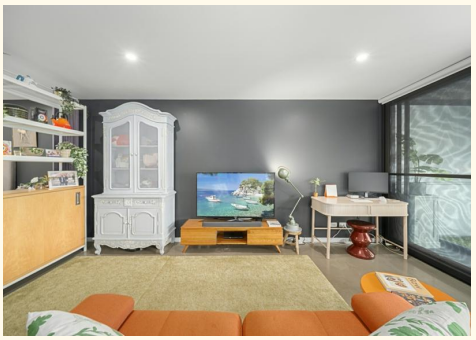
LJ Hooker

MORE DETAILS

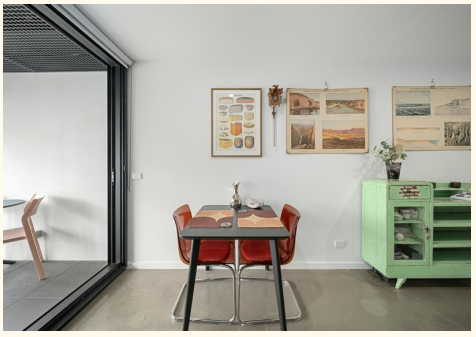
Property ID	2FR5FHK
Property Type	Apartment
House Size	64 m2
EER	6
Including	Air Conditioning Ducted Cooling Ducted Heating Intercom Dishwasher Built-in-Robes Remote Garage Liveability







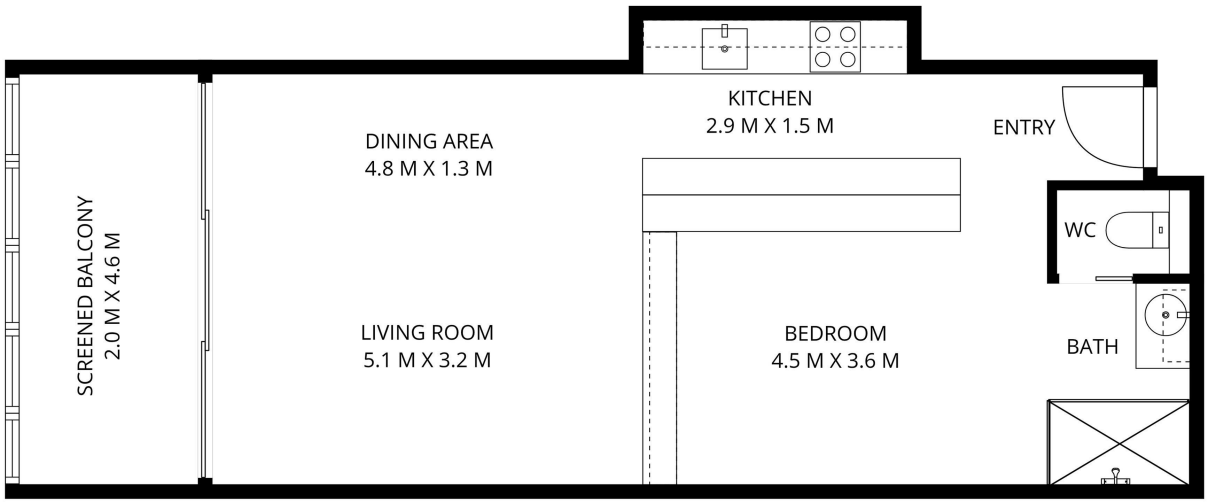




Andrew Grenfell 0424 858 529
Salesperson | andrew.grenfell@ljhcanberracity.com.au

LJ Hooker Canberra City (02) 6249 7700
1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601
canberracity.ljhooker.com.au | sales@ljhcanberracity.com.au

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.



N

LJ Hooker
Canberra City

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