



406/42 Mort Street, Braddon

## Simple, Stylish & Right Where You Want to Be

Located on the 4th floor of the modern M42 development this two-bedroom apartment offers sleek modern living with a sophisticated colour scheme in the vibrant precinct of Braddon.




A leafy outlook from the open living area seamlessly connects the kitchen and living to the covered balcony. Featuring stone bench tops and induction cooking.

Both bedrooms have mirrored built in robes. An en-suite and main bathroom add to the ease of daily living with ample storage and reverse cycle heating and cooling for year-round comfort.

This apartment is the epitome of modern urban living where lifestyle comes first, and every convenience is a short stroll away.

### Features:

- Open plan living and dining
- Induction cooking and stone benchtops
- Two bedrooms with built in robes
- Ensuite and main bathroom
- Reverse cycle air conditioning

2  2  2 

### FOR SALE

\$649,000

### VIEW

Sat 25th Apr @ 10:00AM - 10:30AM

### AGENTS

George Vlandis  
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Biba Berjaoui  
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### AGENCY

LJ Hooker Belconnen  
(02) 6251 1477

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**

- Hybrid flooring
- Double tandem secure parking with storage
- European laundry
- Uneatable location surrounded by local cafes, bars, shops
- Within walking distance to Canberra Centre, Public transport and so much more

Build Year: 2024  
 Property Size: 78sqm | Living Size: 71sqm | Balcony Size: 7sqm  
 EER: 6.0  
 Rates: \$2,147 p.a.  
 Strata: \$4,949 p.a.  
 Land Tax: \$2,638p.a. (investors only)

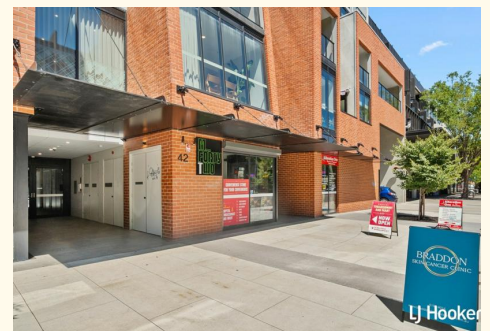
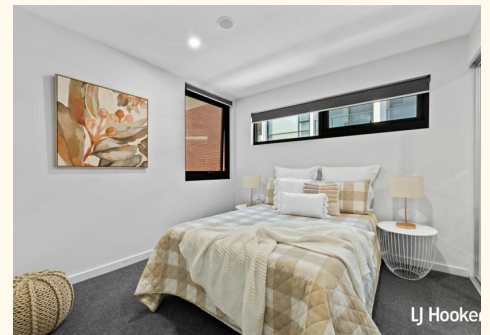
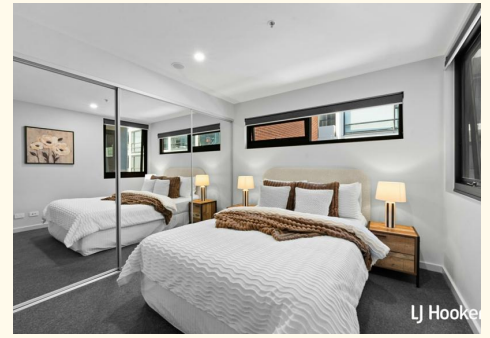
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## MORE DETAILS

Property ID	HP0KVF8H
Property Type	Apartment
House Size	78 m2
EER	6

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*Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.*