

409/42 Mort Street, Braddon

1-Bedroom plus MORE

LIVE

This one-bedroom-plus-study apartment offers the kind of flexible floor plan that's hard to find at this price point. The study isn't just a token nook - it's genuinely repurposable as a second bedroom, giving you room to grow, host, or work from home without compromise. Built in 2023 and finished with timber floorboards, built-in robes and a private balcony, it's a low-maintenance, move-in-ready home for anyone wanting quality without the upkeep.

FIND

Set in the heart of Braddon, Canberra's most talked-about inner-city suburb, this address puts you a short stroll from Civic, Canberra Centre, ANU and New Acton. Braddon's café culture, restaurant strip and bar scene are all at your doorstep, and light rail is close by for an easy commute across the city. It's a location that consistently appeals to first home buyers, investors and students alike - the kind of spot where you genuinely don't need a car.

LOVE

Comfort is built in year-round, with reverse cycle air conditioning paired with split system heating and cooling to handle Canberra's hot summers and cold winters with ease. Step out onto the private balcony with your morning coffee or an evening drink, without ever

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FOR SALE

Offers Over \$475,000

VIEW

Sat 15th Aug @ 1:45PM - 2:00PM

AGENTS

Tahmeed Towfiq

0469 706 586

tahmeed.towfiq@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.



leaving home, and enjoy built-in robes that keep everything tucked away so the apartment stays clutter-free. In the kitchen, the dishwasher takes care of the clean-up, leaving you more time to enjoy everything Braddon has to offer. A secure building intercom system means you're always in control of who comes and goes, and an Energy Efficiency Rating of 6 delivers a more comfortable home with lower running costs year-round. Best of all, the floor plan flexes with you - the separate study is a genuine bonus space, easily set up as a home office, guest room, or reconfigured as a second bedroom as your needs change.

Features:

- Located at the M42
- Dedicated study room can be repurposed as a second bedroom
- Views over Lonsdale Street
- Floor to ceiling height glass
- High quality floorboards in living areas
- Carpet in bedroom for comfort
- Split heating and cooling
- Island bench kitchen
- FTTP internet
- 7 min walk to city centre
- 3 min walk to Lonsdale Street
- Gym, Cafes, Restaurants, Boutique shops in 300m radius

Essentials:

- Strata: \$3,381 p.a. (approx.)
- Rates: \$1,562 p.a. (approx.)
- Land Tax: \$2,063 p.a. (approx.) investors only
- EER: 6
- Living Space: 50.5 sqm
- Balcony: 6 sqm
- Total Space: 56.5 sqm
- Building Completion: 2023
- Aspect: East

Disclaimer:

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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

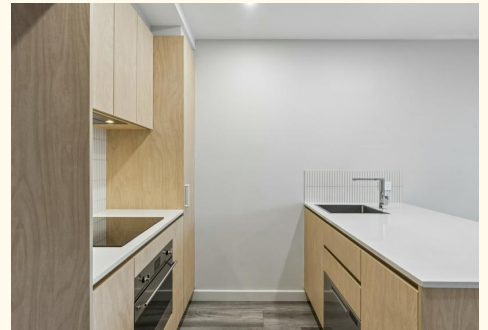
Property ID	2G28FHK
Property Type	Apartment
EER	6
Including	Study
	Air Conditioning
	Intercom
	Balcony
	Dishwasher
	Floorboards
	Built-in-Robes
	Remote Garage
	Liveability

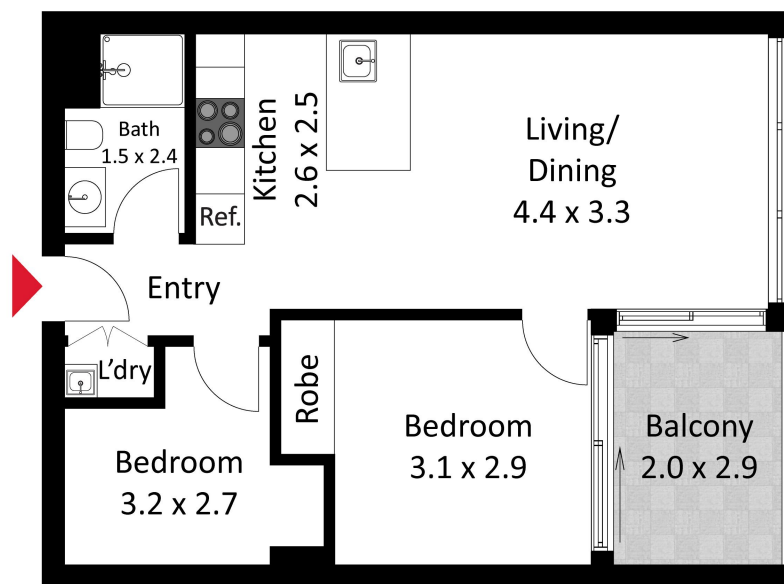
Tahmeed Towfiq 0469 706 586

ACT & NSW Licensed Agent |
tahmeed.towfiq@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





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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