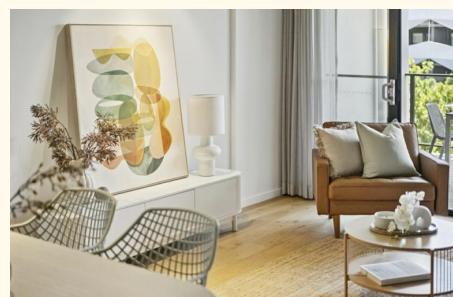




Sold



411/27 Lonsdale Street, Braddon

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## Your Home, on Lonsdale Street

Discover the best of urban living on Lonsdale Street, one of Canberra's most sought-after locations. This contemporary loft apartment offers an unmatched lifestyle with its prime position in Braddon. Surrounded by a vibrant mix of cafes, boutique shops, and dining options, your new home places you at the heart of one of the city's most dynamic and lively neighbourhoods. Whether you're indulging in local culinary delights or exploring nearby parks and cultural attractions, everything you need is just moments away.

**FOR SALE**

Price Guide \$750,000+

**AGENTS**

Tahmeed Towfiq

0469 706 586

tahmeed.towfiq@ljhcanberracity.com.au

**AGENCY**

LJ Hooker Canberra City

(02) 6249 7700

Step inside and experience a seamless blend of style and functionality. The open-plan living area extends to a spacious balcony, perfect for entertaining or simply enjoying the city views. With secure parking and modern features such as ducted heating and cooling, this apartment caters to both comfort and convenience.

Features:

- Located at Palko on Lonsdale Street
- Loft apartment on two floors
- Floor to ceiling height glass
- 2 balconies and a courtyard
- Floorboards to all areas, tiles to wet areas
- Seperate laundry
- Ducted heating and cooling

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**

- 40mm stone bench top
- Built in fridge
- Ducted range hood
- Basement parking with storage
- Sheers and roller blinds to all windows
- Vacant possession, ready to move in

#### Essentials:

- Strata: \$5,638 p.a. (approx.)
- Rates: \$1,641 p.a. (approx.)
- Land tax: \$2,189 p.a. (approx.) investors only
- EER: 6
- Living: 103 sqm
- Balcony: 24 sqm
- Courtyard: 7 sqm
- Total: 134 sqm
- Building completion: 2018
- Aspect: East

### MORE DETAILS

Property ID	2EKQFHK
Property Type	Apartment
House Size	134 m2
EER	6
Including	Air Conditioning Ducted Cooling Ducted Heating Intercom Balcony Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced Liveability

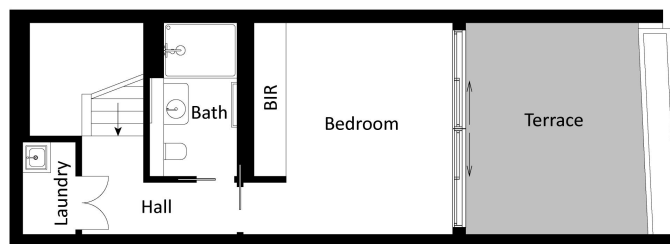
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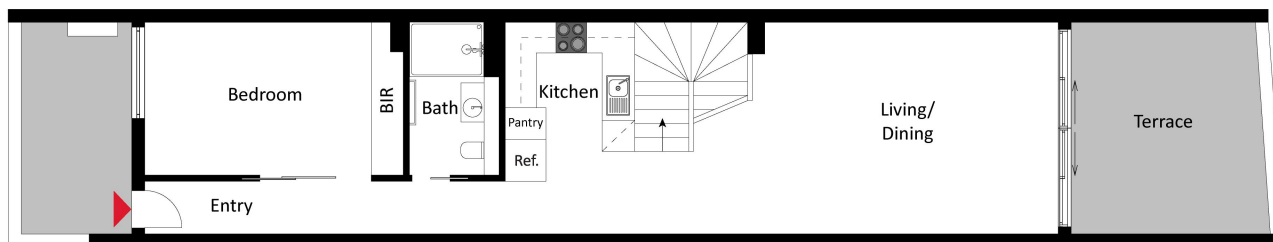
#### LJ Hooker Canberra City (02) 6249 7700

1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601  
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Level Five



Level Four

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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