

508/32 Mort Street, Braddon

Stylish Dual-Level Loft Living in the Heart of Braddon | Two Car Spaces

Your new home awaits in the vibrant suburb of Braddon, where this stylish dual-level loft apartment offers a rare combination of architectural design, generous space, and inner-city convenience. Positioned on Mort Street, you'll enjoy immediate access to the cafés, restaurants, and lifestyle amenities that make this precinct one of Canberra's most sought-after locations.

Set across two thoughtfully designed levels, this contemporary loft residence delivers a sense of openness and separation rarely found in apartment living. The light-filled open-plan living and dining area flows seamlessly onto a private balcony - the perfect place to unwind while enjoying sweeping city and mountain views. The intelligent layout enhances both privacy and functionality, making it ideal for professionals, couples, or downsizers seeking something truly distinctive.

The well-separated upstairs and downstairs zones include two spacious bedrooms, two modern bathrooms, built-in robes, and quality finishes throughout. Secure parking for two vehicles adds

2  2  2 

FOR SALE

\$749,000+

VIEW

Sat 14th Mar @ 1:30PM - 2:00PM

AGENTS

Tahmeed Towfiq

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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.

 **LJ Hooker**

exceptional practicality - a rare and highly desirable feature in this inner-city setting.

Combining lifestyle, location, and unique loft design, this residence presents an outstanding opportunity to secure a home that stands apart from the ordinary.

Features:

- Located at the Yamaroshi
- Corner apartment
- Floor to ceiling height glass
- 3 outdoor areas
- Loft style apartment over 2 floors
- Island bench
- High quality floorboards in all areas
- Built in fridge
- Ducted heating and cooling throughout
- Open Balcony
- Views to mount Ainslie over Lonsdale Street
- 7 min walk to city centre
- 3 min walk to Lonsdale Street
- Gym, Cafes, Restaurants, Boutique shops in 300m radius

Essentials:

- Strata: \$1,566 p.q. (approx.)
- Rates: \$396 p.q. (approx.)
- Land Tax: \$520 p.q. (approx.) investors only
- EER: 6 stars
- Living Space: 80 sqm
- Outdoor space: 11 sqm
- Total Space: 91 sqm
- Building Completion: 2019

MORE DETAILS

Property ID	2EVMFHK
Property Type	Apartment
House Size	91 m2
EER	6
Including	Air Conditioning Ducted Cooling Ducted Heating Intercom Courtyard Balcony Dishwasher Floorboards Built-in-Robes Secure Parking Remote Garage Liveability

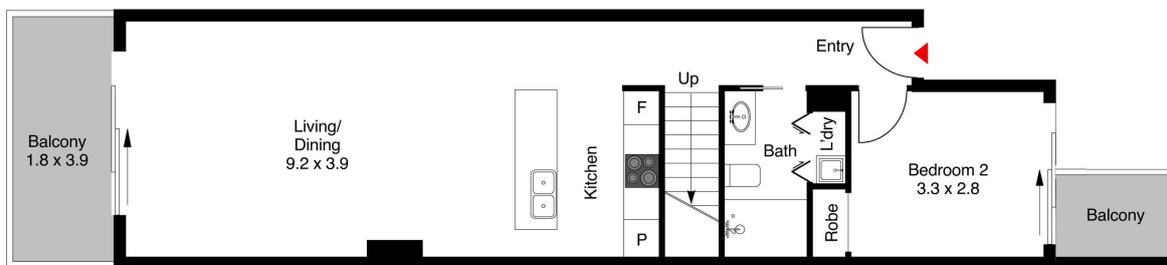
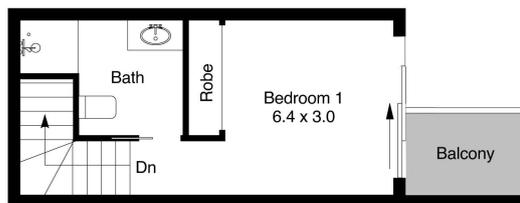
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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