

## Braddon, 508/86-88 Northbourne Avenue

The lifestyle is everything!

Nestled within the sought-after Phoenix building, this spacious one-bedroom apartment offers a fantastic executive style living opportunity.

Boasting a generous 70m2 of living space combined with an impressive 13m2 balcony, complimented by the stunning views of Black Mountain Tower right from your own home.

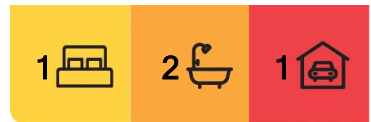
A rarity for the complex, enjoy the full-sized laundry with an EXTRA toilet for added convenience when hosting guests.

The oversized suite offers direct access to the balcony and the views it offers. Enjoy a dual mirrored walk-in-wardrobe, taking you through to the well-kept ensuite, which is very sizeable and functional.

Security is paramount with secure intercom and swipe access, as well as secure



**Disclaimer:** 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.



**For Sale**  
\$445,000+

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**Contact**  
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**EER** ★★★★★★

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undercover parking for peace of mind. Plus, with an impressive 6-star EER rating, you'll enjoy energy-efficient living year-round.

The perks don't end there - residents of The Phoenix apartments have exclusive access to resort-style amenities including a pool and gym room.

Currently with a periodic tenancy for \$550 per week, presenting an excellent investment opportunity for a tenant who would love to stay on or the chance to make it your own by opting for vacant possession.

The location:

- Government buildings for Canberra's public servants
  - ANU is a 4-minute bike ride away
  - Canberra centre is a 10-minute walk away
  - Top-of-the-line restaurants
  - Braddon's vibrant cafe's, eating out options & trendy shopping
  - Love Athletica Pilates studio 3 minutes away
  - Tram stop on your doorstep taking you to Dickson, Mitchell & Gungahlin
- ...everything you could need is with walking distance, a short bike ride or easy public transport.

The features:

- 70m2 living space with a 13m2 balcony featuring views of Black Mountain Tower.
- Full-sized laundry with extra toilet, a rarity in the complex.
- Bedroom suite with dual walk-in wardrobe and balcony access, plus a sizeable ensuite.
- Secure with intercom, swipe access, and undercover parking.
- Access to resort-style pool and gym.

Rates: \$449 p.q. approx.

Land Tax: \$538 p.q. approx.

Body Corp: 961 p.q. approx.

EER: 6.0

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## More About this Property

<b>Property ID</b>	1GYGF9U
<b>Property Type</b>	Apartment
<b>House Size</b>	83 m <sup>2</sup>
<b>EER</b>	6

**Hannah Green 0422 381 055**

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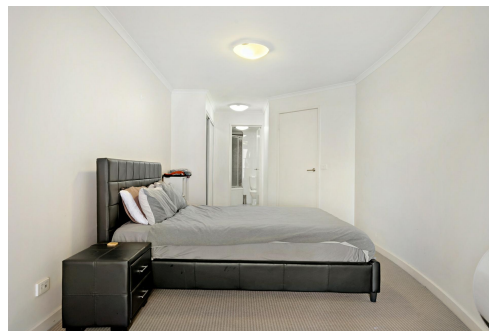
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The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

508/86-88 Northbourne Ave, Braddon

Produced by DIAKRIT