

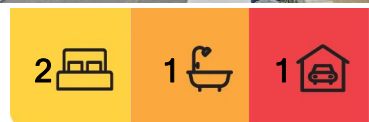
Braddon, 509/32 Mort Street

Affordable City Living in Vibrant Braddon

Discover the perfect opportunity to own a home in one of Canberra's most dynamic suburbs. This modern apartment on Mort Street provides the ideal base for those looking to enjoy city living without the hefty price tag. With its sleek design and modern furnishings, this property offers a comfortable and convenient lifestyle for singles, couples, or small families who want to be at the heart of it all.

Braddon is renowned for its lively atmosphere and cultural diversity. Located just moments away from some of the city's best dining spots and boutique shops, residents will relish having everything they need right at their doorstep. The suburb also boasts easy access to public transport, making commuting a breeze whether you're heading into the city center or exploring further afield.

With city views that add a touch of urban charm, this apartment is an opportunity not to be missed. Whether you're a first-time buyer or an investor seeking a great addition to your



For Sale
\$530,000+

View
Sat 12th Jul @ 11:00AM - 11:30AM

Contact
Tahmeed Towfiq
0469 706 586
tahmeed.towfiq@ljhcanberracity.com.au



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.

EER ★★★★★★

LJ Hooker Canberra City
(02) 6249 7700

portfolio, this property ticks all the boxes. Act now to secure your slice of Braddon's vibrant lifestyle before it's snapped up!

Features:

- Post Office, Officeworks, cafes, & shops at doorstep
- City Centre within s short stroll
- Level 5 with open balcony
- Built in bed frame in second room
- Stone bench top
- LED lighting throughout
- Integrated fridge
- Ducted heating & cooling
- Views to mountain and city
- Boutique development
- Basement car parking

Essentials:

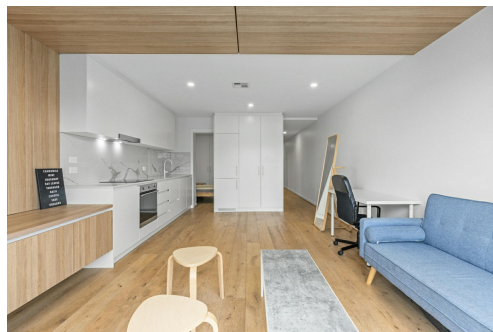
Strata: \$4,481 p.a. (approx)
 Rates: \$1,510 p.a. (approx)
 Land Tax: \$1,938 p.a. (approx) investors only
 EER: 6 Stars
 Completion: August 2019
 Living area: 59 sqm
 Balcony: 7 sqm
 Current rent: 575 p.w.

More About this Property

Property ID	2D7VFHK
Property Type	Apartment
EER	6
Including	Air Conditioning Intercom

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 | canberracity@ljhooker.com.au



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.

LJ Hooker Canberra City
(02) 6249 7700

