




720/61 Cooyong Street, Braddon

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## Affordable Urban Living in Braddon

### FIND

Located at the Founders Lane precinct, this apartment is set in the heart of Braddon, one of Canberra's most sought-after suburbs. Braddon is renowned for its vibrant atmosphere, offering an eclectic mix of cafes, shops, and cultural hotspots. Enjoy the convenience of being just a stone's throw away from the city center, with excellent public transport links that make commuting a breeze. The dynamic neighborhood ensures that everything you need is right at your doorstep.

### LOVE

This one-bedroom apartment is designed with modern living in mind. Featuring built-in robes and a sleek kitchen equipped with a dishwasher, it combines style with functionality. The balcony offers stunning city and mountain views, creating a serene space to unwind after a busy day. With amenities like ducted heating and cooling, reverse cycle air conditioning, and secure parking, this apartment provides comfort without compromising on affordability.

### LIVE

Experience the best of urban living with this affordable opportunity

**FOR SALE**  
\$475,000+

### 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.

 **LJ Hooker**

perfect for first home buyers and couples. The thoughtful layout and contemporary features ensure a comfortable lifestyle in a vibrant community. Whether you're enjoying a relaxing evening at home or exploring the lively surroundings of Braddon, this apartment offers the perfect balance of convenience and tranquility.

#### Features

- Located across the road from City Centre
- Private aspect
- Floor to ceiling height glass
- High quality floorboards in living areas
- Carpet in bedroom for comfort
- Ducted heating and cooling
- Seperate laundry
- Spacious Kitchen with island bench
- Gym, Cafes, Restaurants, Boutique shops in 300m radius
- Vacant possession

#### Essentials:

- Strata: \$2,236 p.a. (approx.)
- Rates: \$1,624 p.a. (approx.)
- Land Tax: \$1,916 p.a. (approx.) investors only
- EER: 6 stars
- Living Space: 49.5 sqm
- Outdoor space: 10 sqm
- Total Space: 59.5 sqm
- Building completion: March 2022

#### 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

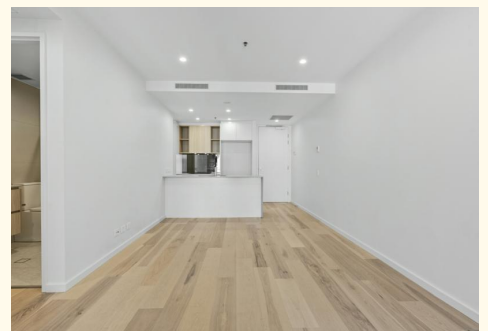
Property ID	2FMSFHK
Property Type	Apartment
EER	6
Including	Air Conditioning Ducted Cooling Ducted Heating Intercom Balcony Dishwasher Floorboards Built-in-Robes Secure Parking

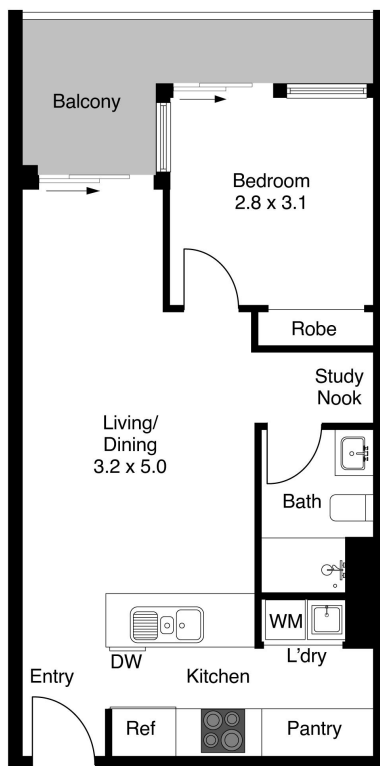
**Tahmeed Towfiq 0469 706 586**

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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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