



Braddon, 903/45 Ainslie Avenue

Breathtaking in Braddon

The moment you step inside this spacious 3-bedroom apartment you are sure to be impressed. Providing a thoughtful layout, you are greeted with a modern and welcoming open plan kitchen and living area to start. From there, on your left you have 2 bedrooms each with full height double glazed windows to let in the natural light serviced by a modern bathroom.

Turn to your right and you are met with the master bedroom complemented with plenty of space, a walk-in robe and an ensuite that has both a shower and a bathtub for when you just need to soak.

The balcony is fully enclosed showcasing panoramic views of both Lake Burley Griffin, The Brindabellas and Mount Ainslie at any time of day or in any sort of weather all while allowing you to stay in the warmth of your apartment. Imagine being cosy and warm in your home, while experiencing that winter garden feeling!



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
\$799,500

View
ljhooker.com.au/HP0AUF8H

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EER ★★★★★★

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The location of this apartment is the definition of convenience being in the heart of Canberra, directly across from the Canberra Centre. You will be within walking distance of Glebe Park, multiple public transport options, and a huge selection of hospitality venues. Just a short stroll away, you will find Lonsdale St. with once again many venues to choose from, and you can take great comfort in knowing highly desired schools such as Ainslie Primary School and Merici College are just down the road.

Key Features:

- * Generously sized living area ideal for entertaining and family gatherings.
- * Modern kitchen fully equipped with stainless steel appliances and stone waterfall countertops.
- * European style laundry with a dryer.
- * Comfortable and bright bedrooms designed for relaxation and tranquility.
- * Double-glazed full-height windows.
- * Ducted reverse cycle heating and cooling system.
- * Video intercom security system.
- * 2 secure basement car spaces and secure storage facilities.
- * Views of both Lake Burley Griffin, The Brindabellas and Mount Ainslie all from your balcony.
- * Rooftop garden and barbeque area with views of Black Mountain and Telstra Tower
- * Ideal inner-city location with restaurants, shops, parks, schools and public transport on your doorstep.

Don't miss this rare opportunity to live the inner-city dream!

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More About this Property

Property ID	HP0AUF8H
Property Type	Apartment
House Size	97 m2
EER	6

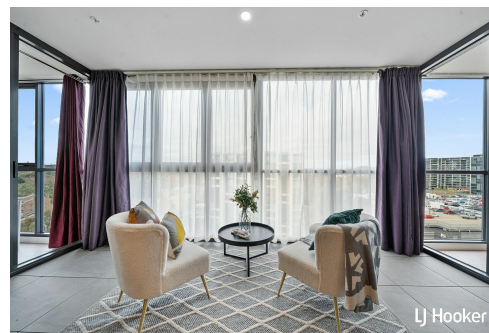
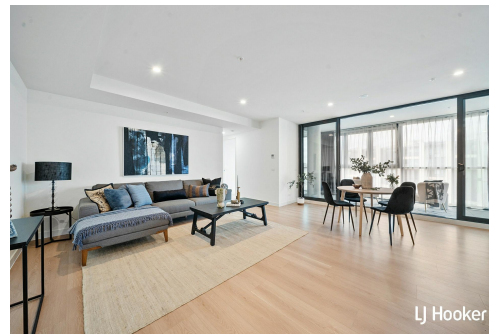
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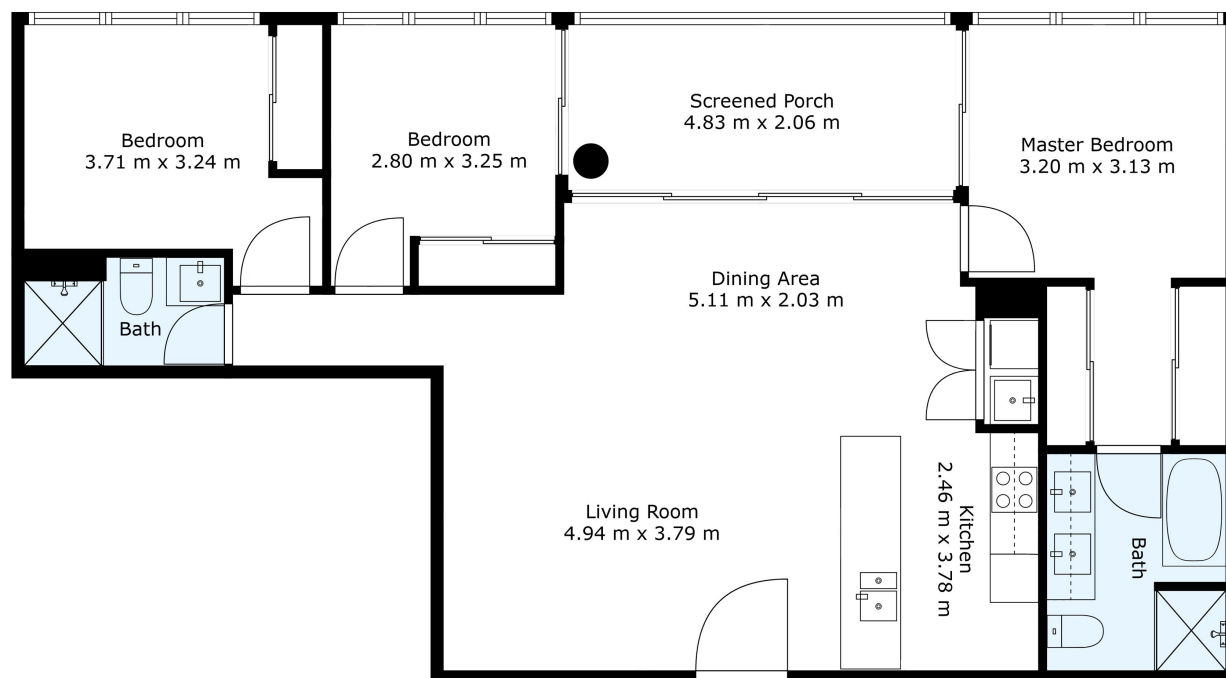
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Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.

