

Braddon, 905/45 Ainslie Avenue

Penthouse Views, Entry-level Price

Auction Location: LJ Hooker Canberra City

Auction Wednesday 26th March 5:30pm at LJ Hooker Canberra City | If not sold prior

If you wanted an apartment at Braddon with views but at an ultra-affordable price point, this is the one!

Located on Ainslie Avenue, this one-bedroom, one-bathroom apartment offers a contemporary lifestyle in the heart of Canberra's bustling cityscape. Built in 2019, the property boasts a generous 58sqm of living space with 18sqm all year usable sunroom, providing ample room for relaxation and entertainment. With mountain views over heritage listed area, this apartment is perfect for those looking to enjoy the best of urban living.

Braddon is renowned for its lively atmosphere and diverse selection of cafes, restaurants,



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.

1

1

1

For Sale
 Price Guide \$500,000+

View
ljhooker.com.au/2CT6FHK

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

EER ★★★★★★

LJ Hooker Canberra City
 (02) 6249 7700

and boutique shops just moments from your doorstep. Enjoy a morning coffee at one of the local cafes or an evening stroll through the nearby parks. For first home buyers and investors alike, this area offers strong potential for growth with its proximity to Canberra's central business district and public transport options.

Features:

- Spacious 58 sqm living
- 18 sqm enclosed sunroom with window, usable throughout the year
- Remote access basement carpark
- High floor corner apartment with breathtaking views
- Island bench kitchen
- Ducted heating & cooling
- Floorboards to living areas
- Floating tiles in sunroom
- Seperate laundry
- Breakfast bar
- Canberra Centre at doorstep
- Various shops and restaurants
- Braddon lifestyle

Essentials:

- Strata: \$3,172 p.a. (approx)
- Rates: \$1,542 p.a. (approx)
- Land tax: \$1,885 p.a. (approx) investors only
- EER: 6 stars
- Living space: 58 sqm
- Sunroom: 18 sqm
- Total space: 76 sqm
- Building completion: 2019

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 About this Property

Property ID	2CT6FHK
Property Type	Apartment
House Size	76 m2
EER	6
Including	Air Conditioning Ducted Cooling Ducted Heating Intercom Balcony Dishwasher Floorboards Built-in-Robes Secure Parking

Tahmeed Towfiq 0469 706 586

ACT & NSW Licensed Agent | tahmeed.towfiq@ljhcanberracity.com.au

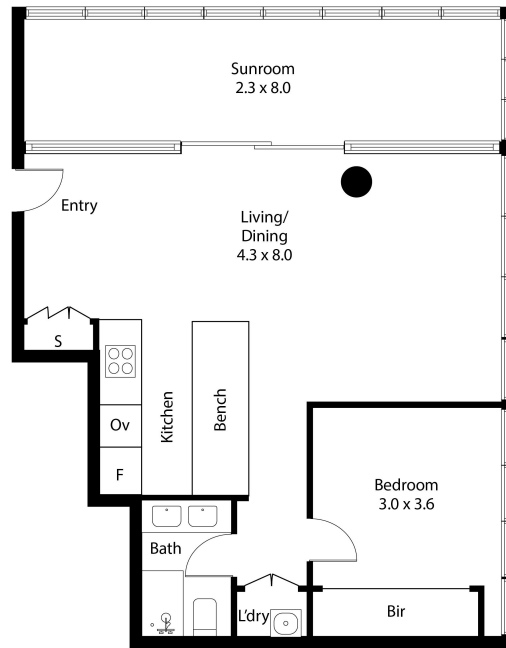
LJ Hooker Canberra City (02) 6249 7700

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



The site plan and area not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes.

Plans should not be relied on. Interested parties should make and rely on their own enquiries.



LJ Hooker Canberra City
(02) 6249 7700

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.