







1/123 Lowanna Street, Braddon

Two Courtyards. Ground-Floor Ease. Braddon at Your Doorstep.

There is something refreshing about inner-city living that still gives you room to step outside, slow down and enjoy your own private space.

Positioned on the ground floor of a well-maintained complex, this beautifully presented one-bedroom apartment offers an inviting lifestyle with private courtyards at both the front and rear. Together, they create approximately 30m² of outdoor living-an increasingly rare feature so close to the heart of Canberra.

The leafy front courtyard provides a peaceful outlook towards Lowanna Street and a welcoming place to enjoy the afternoon sun. At the rear, the larger east-facing courtyard offers another private retreat, complete with a raised garden bed ideal for herbs, vegetables or flowers.

Inside, the apartment feels warm, practical and easy to maintain. Hybrid flooring flows through the living spaces, while the well-appointed all-electric kitchen includes a dishwasher, rangehood and microwave. Reverse-cycle air conditioning provides year-round comfort, and the apartment is being offered fully furnished, allowing the next owner to move straight in or prepare it for tenants with

1 1 1

FOR SALE
$380,000

VIEW
Thu 5th Nov @ 12:30PM - 1:00PM

AGENTS
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0412 630 977
atongue@ljhookercountry.com.au

AGENCY
LJ Hooker Gungahlin
(02) 6213 3999

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.

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minimal fuss.

The bedroom is privately positioned, the bathroom is neat and functional, and direct ground-floor access adds everyday convenience. Secure basement parking and a separate storage unit complete the package.

Located in a quieter residential pocket of Braddon, the apartment places you within easy reach of Lonsdale Street's cafés, restaurants and boutique shopping, as well as the light rail, Canberra Centre and CBD. Leave the car at home and enjoy having so much of Canberra within walking distance.

Whether you are purchasing your first home, looking for a convenient city base or adding a well-located property to your investment portfolio, this is an opportunity that combines privacy, practicality and the energy of inner-city living.

Property features:

Ground-floor one-bedroom apartment
Approximately 45m² of internal living
Front courtyard/porch of approximately 10m²
Rear courtyard of approximately 20m²
West-facing living area capturing afternoon sunshine
East-facing rear courtyard
Raised garden bed
Updated hybrid flooring and curtains
- electric kitchen with dishwasher, rangehood and microwave

Reverse-cycle air conditioning
Electric continuous-flow hot water
Fully furnished and ready to enjoy
Secure basement car space
Separate storage unit
Well-maintained complex
Convenient access to light rail, Canberra CBD and the Braddon precinct
Built in 2006
Block 22, Section 9

Financial details:

Rates: $2,537.83 per annum approx.
Land tax: $3,363.30 per annum approx. (If rented)
Body corporate fees: $1,324.32 per quarter approx.
Updated rental assessment: $540-$560 per week



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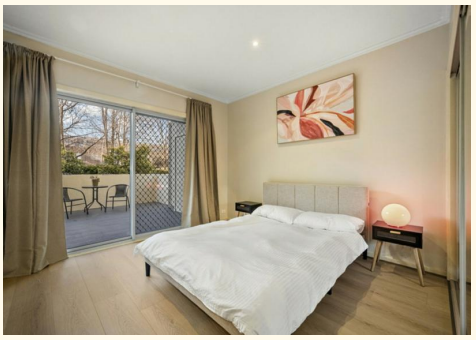
MORE DETAILS

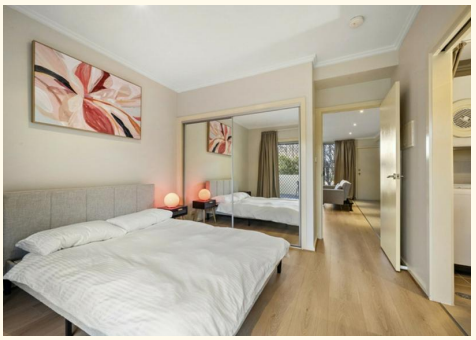
Property ID	3791GCY
Property Type	Unit
House Size	45 m2
EER	6
Including	Air Conditioning

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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.

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