



14/7 Coolac Place, Braddon

Comfy and Quiet Cul-de-sac Living

Enjoy comfort, convenience, and low-maintenance living in this recently updated ground floor Braddon apartment. Offering the often sought after package of inner-city convenience while still being private and quiet.

Step inside to a light-filled open plan kitchen and living area, thoughtfully laid out to maximise space and functionality. The contemporary kitchen provides stainless steel appliances, plenty of bench space and flows seamlessly into the living zone, creating an inviting space for relaxing or entertaining and with the bonus of a study nook ideal for a work from home setup.

The bedroom is the perfect blend of comfort and convenience with the added addition of a walk-through robe leading into the two-way access bathroom.

Stepping outside you are greeted with a private courtyard that offers a blank canvas and a leafy outlook, searching for its next owner to turn it into their own private zen garden.

Inspect today to not miss out on this rare package!

1 1 1

FOR SALE
\$490,000

VIEW

Sat 28th Mar @ 12:15PM - 12:45PM

AGENTS

Harry Enright
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AGENCY

LJ Hooker Belconnen
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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

Features:

- Freshly painted throughout
- Brand new carpet throughout
- Spacious bedroom with walk-through robe
- Dedicated study nook - ideal for working from home
- Contemporary open plan kitchen and living area
- Private, north-facing courtyard with a leafy outlook - the perfect sunny retreat for morning coffee or relaxed entertaining
- Access to shared green space with picnic tables
- One secure car space and storage cage
- Quiet cul-de-sac location for added privacy and minimal traffic
- Proximity to public transport including light rail, supermarkets and cafes

- Year Built: 2005
- Property Size: 63sqm
- Courtyard Size: 19sqm
- EER: 6.0
- Rates: \$2,475 p.a.
- Body Corporate Fees: \$5,656 p.a.
- Land Tax: \$2,298 p.a. (investors only)
- CUV: \$135,680

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MORE DETAILS

Property ID	HP0PNF8H
Property Type	Unit
House Size	63 m2
EER	6
Including	Air Conditioning Toilets (1) Intercom Courtyard Dishwasher Built-in-Robes Secure Parking Fully Fenced Remote Garage

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