



Braddon, 207/47 Currong Street North

Your Home in the City!

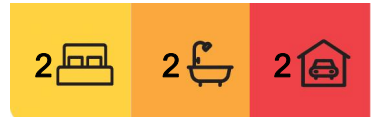
Imagine waking up to the energy of the city right at your doorstep, yet retreating into a sanctuary of luxury and comfort. This stunning 2 bedroom apartment is an urban oasis that seamlessly blends cosmopolitan living with modern sophistication. Located directly across from the Canberra city centre, you'll be enveloped by the excitement of world-class dining, shopping, and entertainment mere steps away.

As you enter, you're immediately drawn to the open and airy layout that effortlessly flows from the living area to the private bedrooms. The thoughtful design separates the two bedrooms on opposite sides of the living room, providing a remarkable sense of privacy and tranquility. Imagine luxuriating in the spa-like bathrooms or hosting elegant gatherings in your chic living spaces.

This remarkable apartment comes complete with 2 tandem car parks and a storage unit in the basement, ensuring convenience and ample space for all your needs. The well-



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
\$649,000+

View
ljhooker.com.au/2B1PFHK

Contact
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LJ Hooker Canberra City
(02) 6249 7700

managed strata further enhances your experience, ensuring a hassle-free and luxurious lifestyle.

Don't let this urban jewel slip through your fingers. Embrace the pulse of the city while indulging in the epitome of refined living. Contact us today to schedule a private viewing of your future dream home.

Features:

- Electric cooktop
- Central gas hot water with individual meter
- Located across city centre
- Large balcony
- European laundry
- Floorboards in living area
- Carpet in bedroom
- Ducted reverse cycle heating and cooling
- 40mm stone bench top
- Integrated dishwasher
- 2 basement car spots with storage

Essentials:

- Indoor space: 69m²
- Balcony: 14m²
- Body corporate: \$3,844 approx. p.a.
- Rates: \$1,417 approx. p.a.
- Tax: \$1,755 approx. p.a. (investors only)
- Rental estimate: \$650 - \$700 p.w.
- Age: 4 years (built 2020)
- EER: 6

More About this Property

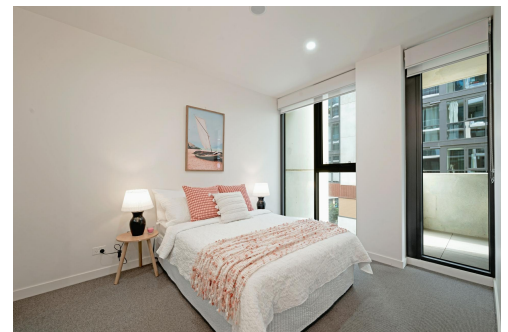
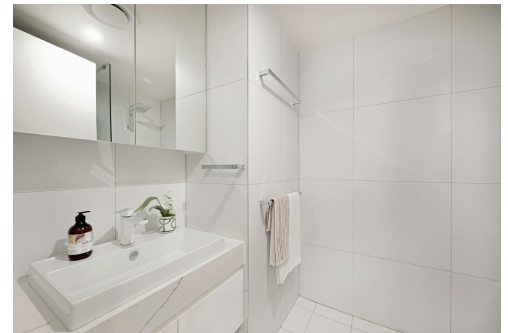
Property ID	2B1PFHK
Property Type	Unit
EER	8
Including	Air Conditioning Ducted Cooling Ducted Heating Intercom Balcony Dishwasher Floorboards Built-in-Robes Remote Garage

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This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. All enquiries must be directed to the agent, vendor or party representing this floor plan.

 **LJ Hooker**



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