



22/19-25 Fawkner Street, Braddon

Loft Living in the Heart of Braddon

Located on the top floor, this 2-bedroom loft apartment puts you right in the beating heart of Canberra's cosmopolitan district. With a north facing aspect directly on to Hague Park, you won't be compromising privacy in this centrally located property.

The kitchen features stone benchtops and looks onto the living and dining area before flowing out on to the north facing balcony. The light filled bedrooms are spacious and feature built-in wardrobes, and the upstairs loft bedroom makes for a peaceful retreat.

Located in the heart of Braddon but set away from the bustling Lonsdale St, you are surrounded by some of Canberra's most popular cafés, restaurants, bars, boutique shops and entertainment venues. With the Canberra Centre, Australian National University and the CBD all within easy reach, this is a location that makes everyday living exceptionally convenient.

Features:

- Central location, close to amenities, transport, the City CBD, and popular cafes, bars, and restaurants.
- Spacious bedrooms with built in wardrobes.

2 1 1

FOR SALE
\$500,000

VIEW
Thu 24th Sep @ 5:00PM - 5:30PM

AGENTS
James Vlandis
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AGENCY
LJ Hooker Belconnen
(02) 6251 1477

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

- Light filled, north facing aspect over Haige Park.
- Secure basement parking.
- Year Built: 1995
- Property Size: 78sqm | Living: 65sqm | Balcony: 13sqm
- EER: 4.5
- Rates: \$2,499 p.a.
- Body Corporate: \$3,782 p.a.
- Land Tax: \$3,187 p.a. (investors only)

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MORE DETAILS

Property ID	HP18RF8H
Property Type	Unit
House Size	78 m2
EER	4.5
Including	Balcony Built-in-Robes Underground Parking

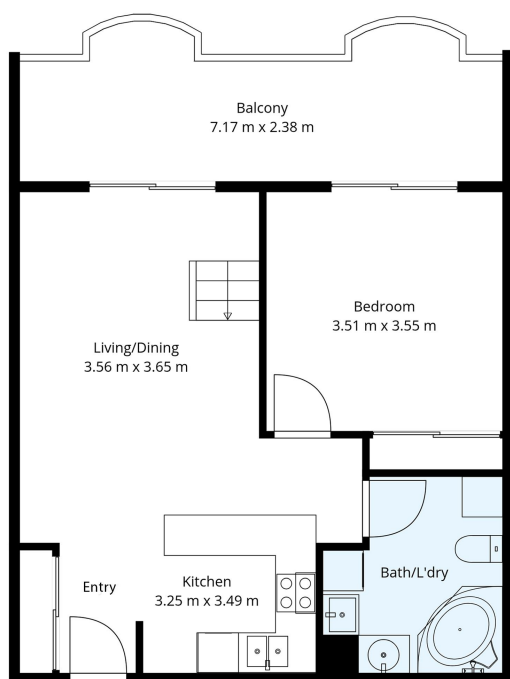
James Vlandis 0488 484 814

Sales Agent | jvlandis@ljhbelconnen.com.au

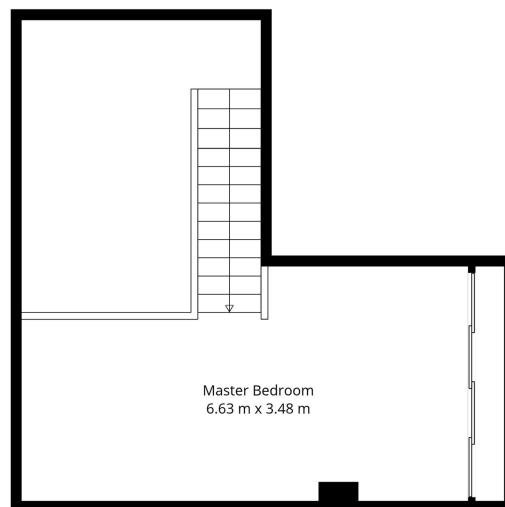
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1st Floor



2nd Floor



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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.