

Braddon, 313/42 Mort Street

Auction, Wed 27th March at 5:30pm if not sold prior

Perfect as an investment where you know your property will always be rented, or brilliant for starting your real estate journey as a first home buyer where you would reap the rewards of a property in the heart of the city that can be held as an investment and provide a great leapfrog into a larger home down the track.

If location is at the top of your list, then this opportunity to secure this brand-new apartment in Braddon may be just what you're looking for.

What sets this property apart is its potential as an Airbnb hotspot. Situated in a prime location, surrounded by trendy cafes, bustling boutiques, and cultural attractions, it's a magnet for travelers seeking an authentic city experience and you will always be booked out.



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.

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For Sale

\$465,000+

View

ljhooker.com.au/33EMGCY

Contact

Jake Bunday

0411 367 920

jake.bunday@ljhooker.com.au

EER ★★★★★★

LJ Hooker Gungahlin
(02) 6213 3999

But the perks don't end there. This apartment comes with an invaluable asset—a coveted extra parking spot. In a city where parking is at a premium, having an extra spot presents an opportunity for additional income. Rent it out to nearby residents or commuters looking for convenient parking, and watch your investment grow.

Brought to you by Core developments, the M42 building couldn't be in a better location in Canberra's most vibrant suburb.

Features

- Open plan one bedroom apartment + study
- Light filled bedroom with built in robe
- Modern kitchen appointed with stone benchtops, smeg appliances and soft close cabinetry
- Glass sliding doors open onto balcony for seamless indoor-outdoor living
- Double glazing to all windows and sliding doors
- 2 Secure basement parking and lockable storage cage
- Open terrace on top floor for resident's use
- 5-minute walk to Canberra centre shopping precinct
- 50+ places to eat and drink within walking distance
- Perfect Air b'n'b investment property
- 2-minute walk to light rail stop
- Only 68 apartments in complex

More stats you may want to know...

Internal: 50 sqm

External: 6 sqm

Strata fees: \$500 per quarter approx

Rates:

Rental appraisal: \$520 - \$550 per week

Aspect: East facing out over Lonsdale over the top of Lonsdale street roasters

Level: 3



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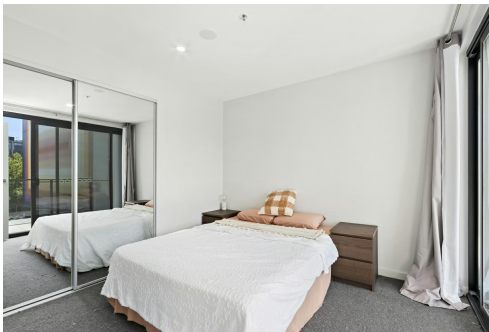
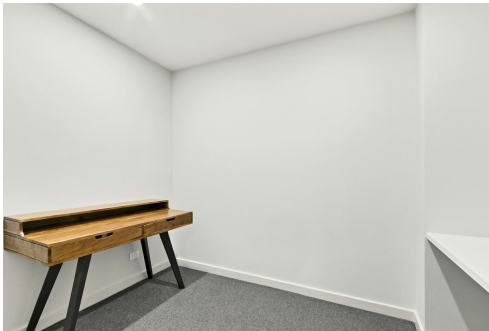
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More About this Property

Property ID	33EMGCY
Property Type	Unit
House Size	50 m²
EER	6
Including	Air Conditioning

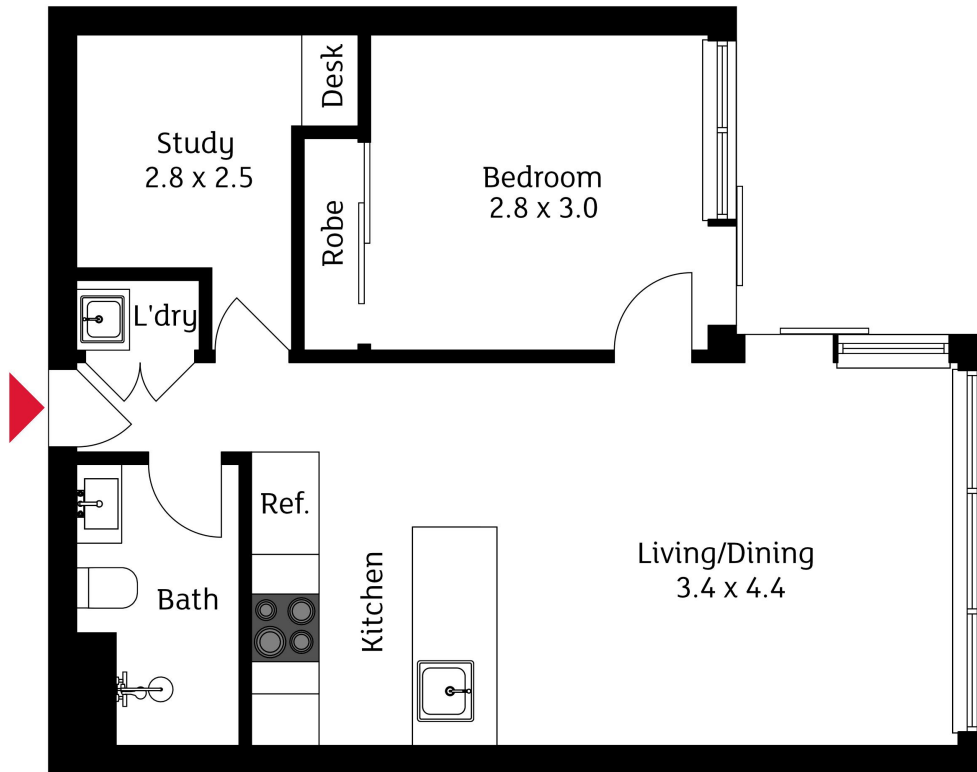
Jake Bunday 0411 367 920
Licensed Agent | jake.bunday@ljhooker.com.au

LJ Hooker Gungahlin (02) 6213 3999
Suite 2C, Level 1, Gungahlin Village, 46-50 Hibberson Street, GUNGAHLIN
ACT 2912
gungahlin.ljhooker.com.au | gungahlin@ljhooker.com.au



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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

313/42 Mort street, Braddon

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