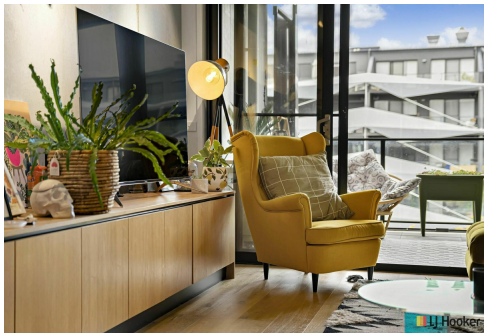




LJ Hooker

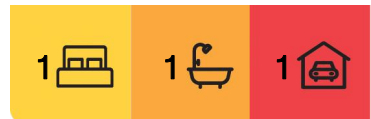


Braddon, 418/27 Lonsdale Street

Chic City Living on Lonsdale

This is a wonderful opportunity to live in the creative & vibrantly fun-filled area of Braddon! Located in the popular Palko complex, attention to detail was at the heart of the design process. Featuring sleek industrial polished concrete walls, high ceilings complemented by chic track lighting, luxurious hardwood flooring, and custom-made cabinetry, the driving ethos to make Palko something truly exceptional and unique inspired everyone involved to look beyond accepted benchmarks and rise above industry standards. The brief was simple... Exceed all expectations.

This expansive apartment provides exceptional functionality, featuring a layout that spans the entire depth of the building, allowing for excellent cross-flow ventilation. The impeccably designed kitchen features 60mm natural stone countertops, Smeg appliances, an undermount ceramic sink, ample pantry and counter space, as well as integrated fridge/freezer and dishwasher, and effortlessly connects to the spacious living and dining zones, while the generous living area extends to a sunny east-facing terrace.



For Sale
\$615,000+

View
Sat 18th May @ 1:00PM - 1:30PM

Contact
Andrew Grenfell
0424 858 529
andrew.grenfell@ljhdickson.com.au

EER ★★★★★

LJ Hooker

LJ Hooker Dickson
(02) 6257 2111

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.

Tucked away for privacy from the main living area, the generously proportioned bedroom includes built-in wardrobes, while the expansive bathroom displays impressive floor-to-ceiling tiling, a bespoke vanity, and premium fixtures. Something that you will appreciate immensely is the roomy office/multi-purpose space, providing ample storage and enough room to comfortably fit a large office desk or fold-out sofa bed.

This represents a savvy investment opportunity with a fantastic tenant already in place, or alternatively, fulfill the remainder of the current lease and make it your own. In either scenario, your investment is secure and poised for growth in this dynamic central location within a highly sought-after building.

Internal: 68 m²

Front courtyard: 6.4 m²

Rear Balcony: 10.8 m²

EER: 6 Stars

Property Features:

- Oversized 1 bedroom + office/multi purpose room
- Sunny east facing to the front balcony & living spaces
- Private enclosed courtyard to the front
- Terrific cross flow ventilation
- Extremely well insulated for comfortability throughout the changing seasons
- High concrete feature ceilings and hardwood timber floorboards throughout
- Thoughtful & generous kitchen design with quality fixtures & fittings
- Integrated fridge/freezer & dishwasher
- 4 burner Induction cooktop/ rangehood externally ducted
- Soft close cabinetry
- Double glazing throughout
- LED lighting
- Ducted reverse cycle air conditioning
- Abundant storage throughout
- Designer bathroom with panelled ceiling feature and penny tiles
- Hidden European laundry with sink and storage space in bathroom
- NBN to the building
- Intercom access for secure entry to Palko
- 1 car space in secure basement + storage facility
- secure lift access for residents
- on the 4th floor, with views of Lonsdale street and mount Ainslie ranges

What to love about the location:

- Bars, cafes, restaurants right on your doorstep
- Retail, shopping right on your doorstep
- Haig park village markets at the end of the street every Sunday.
- 1.4km to the light rail stop
- 1.7km to the Canberra Center
- 2.5km to the Australian National University (ANU)



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More About this Property

Property ID	1DXHMWF92
Property Type	Unit
EER	6

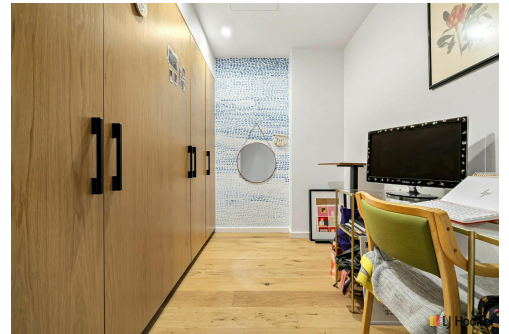
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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

418/27 Lonsdale Street, Braddon

Produced by DIAKRIT