



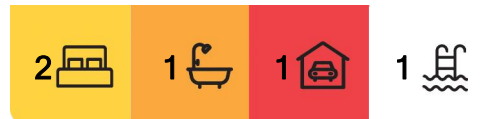
## Braddon, 5/17 Helemon Street

Location, Comfort & Convenience!

Discover the perfect blend of comfort and convenience in this delightful 2-bedroom, 1-bathroom apartment located in the highly sought-after neighbourhood of Braddon. Whether you're a first home buyer, downsizer, or savvy investor, this property offers a lifestyle of ease and sophistication.

Step inside and be greeted by the light-filled, open-plan living area, designed to seamlessly connect the kitchen, dining, and lounge spaces. Large windows flood the unit with natural light, creating a warm and inviting atmosphere. The well-equipped kitchen provides ample storage and bench space, perfect for whipping up culinary delights while staying connected with guests.

The living area flows effortlessly onto a generously sized balcony, where you can relax with a morning coffee or entertain guests while enjoying breathtaking views of Telstra Tower. Both bedrooms are spacious and include built-in robes, with one offering private access to



**For Sale**  
\$549,000+

**View**  
[ljhooker.com.au/2GKKF9Q](http://ljhooker.com.au/2GKKF9Q)

**Contact**  
**Lukas Cole**  
0432 289 618  
[lukas.cole@ljhkaleen.com.au](mailto:lukas.cole@ljhkaleen.com.au)



**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.

**EER** ★★★★★

**LJ Hooker Kaleen**  
(02) 6241 1922

the balcony - the ultimate retreat to unwind after a busy day. The bathroom is a standout feature, boasting a luxurious spa shower for that touch of indulgence.

Situated in vibrant Braddon, this unit is mere moments away from a wide range of amenities, including trendy cafes, restaurants, shops, and recreational facilities. With excellent transport links and major roadways nearby, commuting is a breeze, whether you're heading to work or exploring Canberra.

Adding to its appeal, the complex features a large swimming pool, ideal for cooling off on hot days or hosting fun gatherings with friends and family.

For further information or to book a private inspection, please give Lukas Cole a call on 0432 289 618.

Features:

- Large bedrooms
- Large bathroom
- Location
- Communal pool
- Secure lock entry
- Updated floors
- Lots of sunlight
- Balcony
- Secure parking

Rates: \$2,210.29 pa approx

Land Tax: \$2,969.10 pa approx

Body Corporate: \$1,249.53 pq approx

EER: 3.0

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## More About this Property

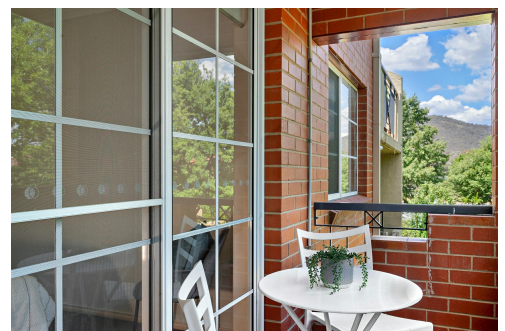
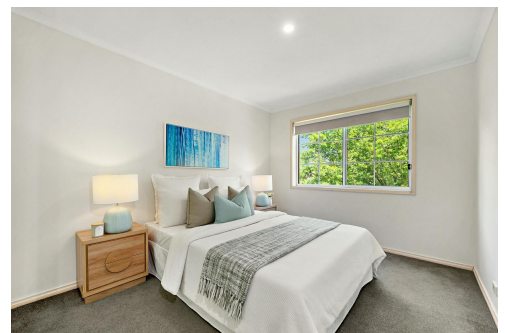
Property ID	2GKKF9Q
Property Type	Unit
House Size	74 m2
EER	3
Including	Air Conditioning Intercom Pool Spa Balcony Dishwasher Built-in-Robes Secure Parking

**Lukas Cole 0432 289 618**

Licensed Agent ACT | [lukas.cole@ljhkaleen.com.au](mailto:lukas.cole@ljhkaleen.com.au)

**LJ Hooker Kaleen (02) 6241 1922**

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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.

5/17 Helemon Street, Braddon

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