



29/38 Torrens Street, **Braddon**

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"Priced to Sell Immediately"

Braddon Gardens ideally located just a stroll to the CBD and popular Braddon cafes and city night life. This top floor apartment is set in very popular complex and is an excellent investment opportunity, or city lifestyle home with its comfortable open plan living flowing to a covered north facing terrace for quiet relaxation. EER 6

- Comfortable 81 square meters of living area
- Covered terrace for fresh air enjoyment
- Well equipped kitchen with dishwasher
- Spacious bedrooms with built-in wardrobes
- Excellent bathroom combined with laundry
- Northerly aspect to living area
- Reverse cycle air conditioning
- Secure entrance
- Single car space in basement car park
- Walking distance to City Offices and the ANU
- Leased month to month
- Body Corporate Fees \$756.30 per quarter
- Rates \$338 per quarter
- Land Tax \$387.75 per quarter if tenanted
- Current Rent \$430 per week

\$400,000+

ID# 11330101009



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