

### 202/24 Lonsdale Street Braddon ACT

Cracking and modern two bedroom plus large study apartment in the heart of Braddon!

Walk out the door and you are in the centre of Canberra's most cosmopolitan street. Cafes, restaurants, bars and the city centre are all moments away- the lifestyle and convenience without peer.

This fantastic apartment offers segregated bedrooms and bathrooms either side of a large open plan living space with 3m ceiling and ducted reverse cycle air conditioning. The study is large enough to be a spare room or genuine home office. The master bedroom has a large walk-in-robe on the way to the ensuite. Both bedrooms have separate climate control air conditioning, perfect for those hot summer nights! The galley kitchen is functional, with stone bench tops. and includes a custom fit fridge and SMEG

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<b>Building Size</b>	ŝ	95
Land Size	ŝ	501

sqm

View

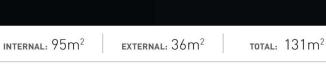
12 sqm

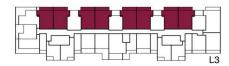
: https://www.borisproperty.com.au/lease/ act/inner-north/braddon/residential/apart ment/7366349



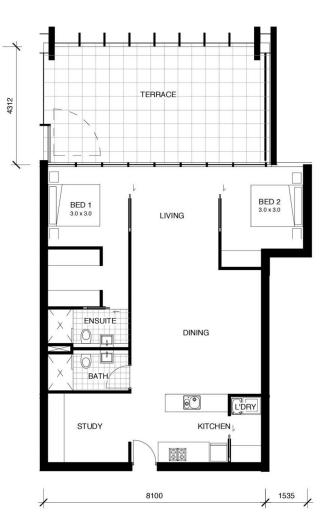
Sarah Davies 0488 555 110

## BEDROOMS: 2 APARTMENT TYPE: 7.8





NUMBER OF UNITS: 8 UNITS PER FLOOR L2: 8



|0 | | | 5| 1:100

# **MODE**<sup>3</sup>

Areas taken from centreline of internal walls/corridor walls and external face of glazing/external walls. External area taken to internal face of courtyard balustrade. Void area excluded from calculations. This document has been prepared by Colliers International for advertising and general information only. Colliers International does not guarantee, warrant or represent that the information contained in this document is correct. Any interested parties should undertake their own enquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damage arising there from.



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