

10/4-6 Coolac Place, Braddon, ACT 2612



Sold Townhouse

Friday, 11 August 2023

10/4-6 Coolac Place, Braddon, ACT 2612

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 147 m2

Type: Townhouse

\$1,400,000

Tucked away within a peaceful cul-de-sac, this handcrafted residences have been thoughtfully designed to create the perfect blend of luxury, style and environmental sustainability. A truly unique offering, where position, location and sustainability have been at the forefront of every design. This functionally designed residences features 3 bedroom en-suite plus study design, segregated living, designer kitchen complete with 40mm stone benches, 900mm European appliances and timber flooring. A private north facing courtyard is flooded with sunlight, whilst being the end-of-row townhouse takes advantage of side access and another courtyard with park access. Boasting side-by-side double garages with internal access & have a future proofing solar with battery storage and optional car charging stations, ensuring convenience, security & sustainability. Drawing inspiration from its environment, the exterior design of St. Arbour has incorporated natural materials, tones and finishes with a modern architectural feel, making the appearance practical yet striking. Inspired by a more ecological future, the blend of luxury and sustainability is perfect with 'green' initiatives like: • 'Wicking bed' communal garden beds • 5.86Kw Solar power system • Tesla Powerwall Battery storage Set within a peaceful location only 720 metres from the thriving cultural hub of Lonsdale Street Braddon, enjoy the peace and quiet of park side living and the hustle and bustle of the City. The closest light rail stop is also only 315 metres from your doorstep, always ensuring easy access to major town hubs. Being only a short bike ride from the Canberra City CBD and Australian National University, 15 minutes drive to Canberra Airport and 1.4km to walking trails of Mt. Ainslie, its easy to see why a lifestyle at St. Arbour is so attractive. The Perks: • 3 bedroom en-suite plus study design at end-of-row • Segregated Kitchen dining with formal lounge • 147m² of living area • Designer kitchen with 40mm Stone bench tops • 900mm European appliances • Integrated dish washer • Ducted heating and cooling • Timber flooring • Internal access to private double garage • Courtyard with park access • Private sun bathed north-facing courtyard • Peaceful cul-de-sac location • Minutes walk to Light Rail Stop • Short walk to thriving Lonsdale Street cafes, bars and restaurants • Double side by side garage with internal access The Numbers: • Internal Living: 147m² • Strata Levies: \$638 per quarter approx • Rates: \$680 per quarter approx Explaining the private treaty process: • To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.