

101/1 Elouera Street, Braddon, ACT 2612

CARTER + CO

Apartment For Sale

Friday, 1 December 2023

101/1 Elouera Street, Braddon, ACT 2612

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



James Carter And Nik Brozinic
0261763443



Keeley Gillespie
0261763443

\$599,000 - \$639,000

The features you want to know!+ Fully furnished two-bedroom apartment in the Midnight Complex+ Open plan living and dining area+ Covered balcony+ Two generous sized bedrooms with built-in-robos+ Quantum quartz benchtops+ SMEG 60cm electric oven and cooktop+ SMEG rangehood and freestanding dishwasher+ Tiled wet areas+ Full height tiling to bathrooms+ European laundry+ Double glazing throughout+ LED downlights+ Visitor access via audio system+ Lockable storage cage+ Complex amenities include pool, cabana, gymnasium and accessible bathroomsWhy you want to live here!Located in the resort-style Midnight Complex, Unit 101 offers 65m2 (approx.) of internal living, with the covered balcony providing an additional 8m2 (approx.). With all pictured furniture included in the sale, this is a fantastic opportunity for both owner occupiers and investors alike. Take advantage of higher rental yields with a furnished offering or have a seamless move to your new apartment and save on removal costs. The contemporary kitchen greets you upon entry, and features a quantum stone island benchtop, premium SMEG stainless steel appliances, and an induction cooktop. The sleek combination of timber and matte black joinery not only enhances aesthetic appeal, but also perfectly complements this stylish abode.Both bedrooms feature built-in robes, providing ample storage space, while the master bedroom boasts the added convenience of an ensuite. Residents of the Midnight complex have the privilege of indulging in resort-style features, such as exclusive cabanas, an outdoor kitchen, a 25-meter pool, a fully equipped gym, and convenient changing room facilities. Positioned in the bustling Inner North, you'll find yourself in close proximity to Braddon's lively restaurants and nightlife, just a brief stroll away. Moreover, the Canberra CBD is a mere 5-minute walk, ensuring effortless access to both work and leisure pursuits.The stats you need to know!+ Unit: 1 (Door 101)+ Block: 25-48+ Section: 18+ EER: 6 stars+ Internal Living: 65m2 (approx.)+ External: 8m2 (approx.)+ Rates: \$1,859.62 per annum. (approx.)+ Land Tax: \$2,234.52 per annum. (approx.) *only payable if rented+ Strata: \$1,147.90 per quarter. (approx.) *including sinking fund+ Heating and cooling: Reverse cycle split systems+ Rental Estimate: \$640 - \$660 per week+ Car: One secure basement car space