

115/43-47 Currong Street, Braddon, ACT 2612

home by holly

Apartment For Sale

Saturday, 13 April 2024

115/43-47 Currong Street, Braddon, ACT 2612

Bedrooms: 2

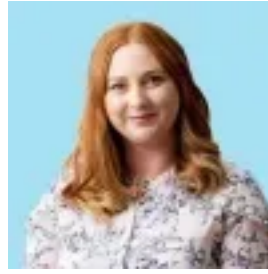
Bathrooms: 2

Parkings: 2

Type: Apartment



Holly Komorowski
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\$690,000+

Provenance - - a place or source of origin- a place of refuge - a launching pad to all the best of dynamic urban living A whitewashed Scandi feel encourages laid-back living within an inner sanctum. A peaceful escape yet whisper close to all the lovely restaurants and enticements of Braddon and the CBD. This stunning two-bedroom apartment (can be sold fully furnished) floats above the city, at the juncture of the old and the new. Iconic Gorman House is just across the road and the looming vista of Mount Ainslie informs the landscape. Despite its inner north locale, at the apex of historic Reid and Braddon, and on the very edge of the CBD, the home gifts a tranquil remove, with shared gardens informed by the reaching arms of a stunning American Elm tree. Developed by JWLand and part of the innovative Founder's Lane Precinct, the Provenance building fosters a wonderful urban community spirit, with its series of linked internal courtyard gardens, with architecturally designed seating and bicycle parking. Being a part of the city has never been so easy - a relaxing outdoor domain to return to, a serene, no-care elegant home, and a series of local and independent shops and cafés, you get to call your own. Within it is all elegance, as timber floors stretch to meet crisp white walls. Double glazing ensures a temperate and soothing lived experience, and a natural materiality beautifully echoes the bushland surrounds. There is a lovely simplicity and flow, with open plan living, dining, kitchen that drifts to balcony. The contemporary kitchen is all stone countertops with seamless white cabinetry meeting mirrored splashbacks. Quality appliances from Smeg add to the luxe vibes and the ideal open sociability makes entertaining at home easy. Of course, you can always head outside with family and friends and enjoy the nightlife. Storage is maximised with built-in robes to both bedrooms and a generous European laundry that houses both a washing machine and dryer. Both ensuite bathrooms are finished luxuriously in floor to ceiling tiling, with a gorgeous two-toned effect that doubles down on style and texture, as long stone countertops elongate and maximise utility. Founders Lane is an exciting new development that consists of four residential apartment buildings. The provenance building is positioned across from the historic Gorman House Arts Centre and just a few steps from the CBD. This central, inner-north locale is synonymous with an array of the finest eating, dining, entertainment options. The buzzing Braddon precinct is a short stroll away and it is not far to New Acton, Ainslie and Campbell 5. Surrounded by heritage suburbs, green spaces, including the walking and biking trails of Lake Burly Griffin and Mt Ainslie reserve, the home serves up all the best that central Canberra has to offer. The apartment is also close to the ANU, and the metro city station, connecting you to the whole of Canberra. features..beautiful two-bedroom apartment in the highly coveted Founder's Lane Precinct. light filled and elegant. option to be sold fully furnished. open plan kitchen, dining and living. drift to elevated balcony. sleek kitchen with stone worktops, ample white cabinetry, including pantry and small appliance bay, and quality appliances from Smeg, including wall oven, induction cooktop, rangehood and integrated dishwasher. engineered timber flooring. master bedroom with mirrored robes and ensuite bathroom. second bedroom with mirrored robes. second bathroom. European laundry with Altus front loading washing machine and Fisher & Paykel dryer. ducted RC air conditioning. two secure basement carparks with storage cage. currently a short term rental through Urban Rest with high income (Gross income average of \$3,808 p/mth). central and highly desired locale, moments from the Canberra Centre, across from Gorman House Arts Centre, handy to Glebe Park, Lake Burley Griffin, Mount Ainslie, Lonsdale St Precinct, CIT and ANU. ** Door number 115, unit number 229 FINE DETAILS (all approximate): EER: 6.0 Living size: 77 m2 Balcony: 6 m2 Total: 83 m2 Body corporate: \$1,039.95 pq (approx.). Land rates: \$1,335 pa (approx.). Land tax: \$1,535 pa (approx.). Year built: 2019 (approx.). Number of units in complex: 325 units