

14/57 Torrens Street, Braddon, ACT 2612

home by holly

Sold Apartment

Friday, 19 April 2024

14/57 Torrens Street, Braddon, ACT 2612

Bedrooms: 2

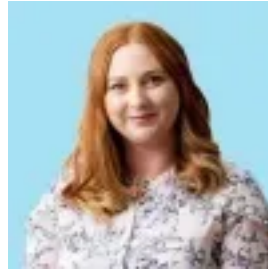
Bathrooms: 1

Parkings: 2

Type: Apartment



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\$620,000

#soldbyholly \$620,000A beautifully balanced floor plan floats two separate social domains among the treetops of old Braddon. Perfectly removed, sheltered by Haig Park, yet moments from the thriving precinct, this gorgeous two-bedroom apartment is punctuated with full height glazing that welcomes natural light. The home spills to private alfresco living on two sides. The northern end of Torrens Street places you at the apex of Braddon and Ainslie. Haig Park buffers the home to the south, gifting a leafy pathway to all the cafés, bars and boutique shopping of Braddon. With Ainslie to the east, you are moments from the historic Corroboree Park, Mount Ainslie Reserve and the much-loved Ainslie shops. This is the epitome of peaceful living, right in the heart of the city...you really can ditch the car, with the light rail moments away, whisking you straight to the CBD.The confident geometric shape of the façade is softened by mature hedges and pretty Japanese maples. There is an inviting symmetry as smooth concrete walls are divided by panes of glass, filling the communal stairwell with golden light. Housed on the second floor, the home is characterised by wide open rooms with floor to ceiling windows, framing peaceful elevated views. White walls coalesce with golden bamboo flooring, as sculptural pendant lighting hangs from high ceilings, lending a feathered airy, softness.The kitchen sits central creating a natural hub that divides the home into symmetrical halves. Finished in natural shades, with pearlescent mosaic splashback and stone benchtops, the space feels effortlessly timeless. Elegant joinery provides ample storage in a mix of drawers and cupboards, including a full-height pantry. Beautifully designed and with quality appliances from Bosch and Fisher & Paykel, the space feels both earthily stylish and hardworking.The master bedroom is housed adjacent to the large front living area, with both rooms drifting to a slender usable balcony that takes in views across the parkland. A clever jack-and-jill bathroom combines a laundry and separate toilet, conveniently accessed from both the bedroom and the living area. Both rooms are a window onto the landscape and combined together create a peaceful parental sanctuary.Doors can be flung open welcoming sunlight and breezes, the second living area combined dining space, spilling from the kitchen and awash with warming north-eastern light. The large outdoor patio, informs and extends the social domain, forging a wonderful connection to outdoors. We love the sheltering wall, with its rectangular cut-out framing the trees and the stand of age-old pine trees that form a natural screen. There is enough space here for a large table, set for plenty, fostering relaxed gatherings in open-air seclusion.The second bedroom is nicely sequestered on the northern side and also drifts to outdoors. This light filled space would also make the perfect home office. Both bedrooms have a wall of built-in-robies for seamless storage and a leafy tree top immersion, creating natural havens that feel both open and deeply private.The apartment is centrally positioned, on the cusp of the city, across from Haig Park and within easy walking distance to the thriving Braddon precinct. Surrounded by green spaces, including the walking and biking trails of Mt Ainslie, the home is also handy to the popular Ainslie shops, home to the award-winning supermarket, Edgar's Gastro Pub and hatted Pilot restaurant. This fantastic inner-north locale, with its mix of independent businesses, green spaces, reserves and proximity to the CBD, places you within easy reach of all the best, that Canberra has to offer. The home is also close to the ANU, schools, transport, including the metro city station, connecting you to the whole of Canberra. features..beautiful two-bedroom, top floor apartment in the heart of Braddon.incredible location, across from Haig Park and handy to Lonsdale Street.housed in the boutique Wantirna complex .open flow to outdoors on two sides.lovely elevated views.open plan living, dining and kitchen spilling to large alfresco terrace.second living area merging to balcony with views across Haig Park.light filled and airy with north-east orientation.modern kitchen with stone bench-tops, banks of cabinetry, Bosch wall oven and dishwasher, Fisher & Paykel electric cooktop.spacious master bedroom with built-in-robies and glass sliders opening to balcony with treetop views.jack-and-jill ensuite bathroom with separated laundry and toilet.second bedroom or home office with built-in-robies and flow to northern terrace.linen cupboard.high ceilings.bamboo flooring .two new RC air conditioning units.security intercom access.fibre NBN in place and ready to connect.two secure car spaces + storage cage.close to transport, Civic, ANU, Mount Ainslie, Lonsdale St Precinct and the Haig Park Markets (on Sundays)FINE DETAILS (all approximate): EER: 4.5Living size: 79 m2 Balcony 1: 19 m2Balcony 2: 10 m2 Total: 108 m2Body corporate: \$1,523.10 pq (approx.).Land rates: \$1,986.08 pa (approx.).Land tax: \$2,766.27 pa (approx.).Year built: 2004 (approx.).Number of units in complex: 14Rental opinion \$550 - \$600 per week