

**155/1 Elouera Street, Braddon, ACT 2612**

**VERV**

**Apartment For Sale**

Thursday, 21 March 2024

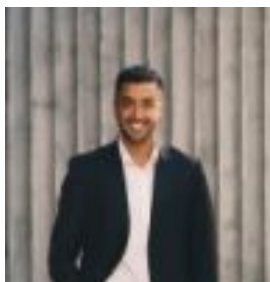
155/1 Elouera Street, Braddon, ACT 2612

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Jason Roses  
0431419847



Karen Brill  
0404848466

**\$680,000 - \$700,000**

Located within the Midnight building is this stunning two-bedroom, two-bathroom apartment. As you step inside, you will find a modern kitchen boasting a sleek quantum quartz island benchtop equipped with top-of-the-line SMEG stainless steel appliances. The bedrooms are generously proportioned, with one featuring mirrored built-in robes and the other offering a walk-in robe, ensuite and your own private access to the balcony. Conveniently situated amidst bustling cafes, restaurants, and various amenities, the location couldn't be more ideal. Within the complex, residents enjoy access to a 25m lap pool, a fully equipped gym, and a serene reflection pond. Moreover, the Elouera St light rail station is just a stone's throw away, providing effortless connectivity. Whether you're seeking a home for yourself or an investment opportunity, this apartment caters perfectly to your needs.

Features: - Complex with ample amenities- West facing- Open plan living- Stunning level 6 position- Double glazed windows and doors- Two bedrooms- Two bathrooms- Two car spaces with lock up storage- One bedroom with mirrored built in robes- Main bedroom with a walk in robe and ensuite- Main bedroom with private access to the balcony- Floor to ceiling tiles in the bathrooms- Modern kitchen with quantum quartz bench top - Quality SMEG appliances - European laundry - Intercom access- 25m lap pool - Fully equipped gym - 2x cabanas with an outdoor kitchen, dining and lounge EER: 6 stars Total Living: 74m<sup>2</sup> approx - internal living Balcony: 8m<sup>2</sup> approx. Body Corporate: \$1,377.40 per quarter approx. Rates: \$1,977.93 per annum approx. Land Tax: \$2,391.40 per annum approx. (paid only if rented out)