

**18/7 Coolac Place, Braddon, ACT 2612**

home by holly

**Sold Apartment**

Sunday, 20 August 2023

18/7 Coolac Place, Braddon, ACT 2612

**Bedrooms: 1**

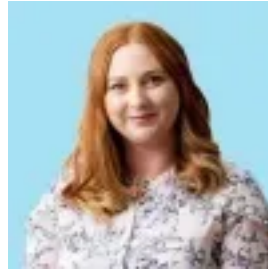
**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Holly Komorowski  
0491850701



Tenille Paul  
0491850701

**\$497,000**

#soldbyholly \$497,000The whole apartment benefits from light drawn from three aspects and enjoys elevated views to manicured gardens, treetops. Quietly removed from the popular Lonsdale St and not far from parkland, sits this boutique development of twenty, known as the Meridian. Coolac Place is a pretty cul-de-sac, just a few steps from Braddon Supermarket and Ijong St Playground, whisper close to the CBD... superbly central yet whisper quiet. The minimalist white form has an elegant grace, rising from formal gardens. Soothingly easy on the eye, the twin symmetrical grass courtyards are edged with lush hedging, with tall blossom trees sheltering and shading. A central path is lined with clipped topiary shrubs and ushers to glass entry doors. There is a lovely ingress of light via an array of vertically sectioned windows that frame the front garden, illuminating the bright white foyer and stairwell. A wall of glazing draws the eye up and out, framing elevated views of treetops, endless blue sky. Bright and airy with high ceilings and a soothing neutral monochromatic palette, the home is characterised by its open plan, easy merge to deep balcony. The whole open living, dining, kitchen arrangement perfect for entertaining with its fabulous connection between inside and out. Crisp white cabinetry contrasts beautifully against black granite benchtops and dark floor tiles, creating a chic simplicity within the timeless kitchen. Stainless steel appliances from Fisher & Paykel merge functionality with style and there is ample storage. The northern aspect and open sociability drawing people together, think easy take-out meals or elaborate, communal, home cooked feasts. The bedroom is characterised by large windows that frame the reaching branches of flowering blossom trees. Ideal deciduous turnings ensure sunshine all winter and protective shade in summer. There is the ease of a walk-thru-robe to the two-way bathroom - floor to ceiling white tiles that reflect the light and contrasting dark floors. The balcony drinks in daylight from north, east and west...think morning coffee as the sun rises, long sunny lunches on lazy Sundays or evening drinks taking in the sunset. There is ample space here for outdoor furniture, barbecue, a lush potted oasis. The home is just a few steps from Ijong Street Playground and Braddon Supermarket. It is a lovely walk along tree lined streets and through Haig Park to Lonsdale Street, famous for its eclectic range of restaurants, cafes, unique boutiques, fantastic coffee, and thriving bars. This dynamic central locale also places you within walking distance to the CBD, ANU, New Acton and Dickson precincts, O'Connor and Ainslie shops. This whole inner-north area is synonymous for an amazing array of eating, drinking, relaxing, pampering, exercising and entertaining experiences. Throw in, ample green spaces, walking and biking trails, established trees and gardens, and you have an enviable city/village mix. The home is also close to transport including the light rail and metro city station, connecting you to the whole of Canberra. features..sundrenched one bedroom apartment in quiet cul-de-sac in coveted Braddon. part of the popular boutique Meridian complex. first floor with elevated views to treetops. high ceilings and striking monochromatic palette. entry foyer/study nook. open living, dining, kitchen flows to north facing balcony. established gardens including deciduous trees that gift light in winter and shade in summer. large modern kitchen with granite benchtops and banks of storage. Fisher & Paykel wall oven, two drawer dishwasher, cooktop and rangehood. bedroom overlooks balcony, treetops and welcomes a continuity of natural light. walk-thru-robe to two-way ensuite bathroom. soft grey carpet. Intercom access to the building. NBN and Foxtel ready. basement carpark and storage cage. easy walk to all the shops and restaurants on dynamic Lonsdale St. 5 minute walk to the tram stop at the intersection of Northbourne and Ipima Street. electric reverse cycle heating and cooling. easy walk to Braddon supermarket, Ijong St Playground and Haig Park. central locale and ideal urban lifestyle - close to the CBD and ANU, Braddon, Dickson, Lyneham, Ainslie, and O'Connor shops, surrounded by parkland and not far from the bush trails of Mt Ainslie. FINE DETAILS (all approximate): EER: 6.0 Living size: 63m<sup>2</sup> External: 9m<sup>2</sup> Total: 72m<sup>2</sup> UV \$137,920 Rates: \$1,340.21 pa Land tax: \$1,540.00 pa (investors only) Admin: \$1,012.24 pq Sinking: \$328.81 pq Total: \$1,341.05 pq Rental potential \$460 - \$500 p/wk 20 units in complex