

2/1 Coolac Place, Braddon, ACT 2612

Terrace For Sale

Friday, 6 October 2023

2/1 Coolac Place, Braddon, ACT 2612

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 139 m2

Type: Terrace



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\$1,349,000

Hunting for a new single level dwelling within the Inner City that isn't an apartment may seem to be an impossible task, yet this multi-level terrace home offers all the convenience of a single level home with the inclusion of a private lift that travels from the 2 car garage through each level of the home. Located in a quiet cul-de-sac and with direct street frontage this newly completed terrace home offers a harmonious blend of exterior and interior finishes & materials. INDUSTRY was master-planned by SPACELAB and designed by JUDD Studio in a collaboration that has created many exemplary projects. Braddon's industrial heritage as a vital workshop within the creation of Canberra is referenced in sawtooth factory roofing and judicious use of steel and concrete. 1940's styled Bowral brick is used within the basement levels and courtyard walls. Unit 2 INDUSTRY provides accessibility & functional living for people with varying levels of mobility so seamlessly 'designed in' it just feels cohesive and roomy. The design sophistication & convenience surpasses the offering of many homes, and all apartments, particularly if your fur babies are coming with you. You enter via a private meticulously landscaped courtyard, perfectly safe for your furry companions. The ground-level entry opens to expansive living areas with plank spotted gum flooring. The warm spring sun sunbathes this living space which seamlessly extends from the courtyard garden to the Juliet balcony at the north end of the space. Large double-glazed windows, high ceilings, and cleverly designed voids contribute to the spacious, light-filled ambiance of the home. The kitchen is the hub of the home. Designed by Dept. of Design Interiors, adorned with stone benches and timber veneered cabinetry it is furnished with a suite of Bosch appliances, including an induction cooktop, oven, microwave & an integrated dishwasher. You'll find ample storage solutions that effortlessly marry functionality with style including a large island bench that extends across the room, providing an extensive amount of space to meal prep & the ideal spot for meals on the go. Upstairs level one offers a main bedroom suite that consumes an entire floor with bedrooms 2 and 3 and an additional living space on level two. Choose between taking your personal lift or ascending the open-tread timber stairs to the second and third bedrooms on level two. The main bedroom occupies an entire floor and features a walk-through wardrobe leading to a generously sized ensuite which is complete with a separate toilet, a double basin vanity and a freestanding bathtub inviting you to luxuriate for hours. The large open shower is complete with a rain head. Overlooking a void with treetop views, provides a bathroom outlook without compromising privacy. The top floor unveils two generously proportioned bedrooms, and additional bathroom basking under an expansive skylight. With floor to ceiling tiles, mirrored shaving cabinets, wall hung vanities & designer fittings, the interior designers touch is evident throughout the contemporary design. Each bedroom offers mirrored built-in robes & carpet throughout. Adjacent to both bedrooms is a second living room with a second skylight which delivers gorgeous natural light throughout the day. Whether it's designing your WFH study area, creating a kid's playroom, or media room, the options are yours to decide. Local schools within easy walking or riding distance include both Ainslie primary schools, Turner Primary, Daramalan and Emmaus private schools, with Campbell High and Dickson college, The ANU and City Centre also a short 10-minute bike ride away. To find such a beautifully crafted and curated home on the doorstep of the city is a rare opportunity. With developable sites in Braddon fast evaporating as the entire area undergoes its transformation, offerings such as Terrace 2 at Industry are called "the missing middle" for good reason. Whether you are a downsizer, first home buyer, young family or even a savvy investor, this home will tick all the boxes. Features: • Brand new luxury 3-bedroom residence • Second living area on top level with gorgeous skylight • Ultra-convenient Braddon location nearby Lonsdale St, Mort St & the Light Rail • Architecturally designed home with high & open voids • Spacious open plan living areas for day-to-day living • Enclosed & private entertainers' courtyard with low maintenance courtyards • Large tandem garage with internal access • Double glazed windows & sliding doors with fly screens • Ducted heating & cooling • NBN ready • LED lighting • Residential lift connecting all levels- perfect for downsizers • Contemporary kitchen with quality Bosch appliances • Semi-integrated Bosch dishwasher • Bosch induction cooktop & oven • 20mm Caesarstone stone benchtops • Ample pantry & cupboard space • Main bedroom on entire first level with a walk-through robe & ensuite • Bedrooms 2 & 3 privately located on level two with mirrored sliding wardrobes • Bathrooms with full-height tiling, built-in shaving cabinets & designer fitting • Ensuite bathroom with a bathtub & skylight • European-style laundry with a Bosch washer & dryer combo

Essentials: • EER: 6 • Ground floor: 52.8m² • Level 1: 39m² • Level 2: 47.2m² • Total Internal 139.m² • Courtyard: 33.3m² • Garage: 44.5m² • Rates: \$2,721.16 • Land Tax: \$3,759.66 • Strata Levies: \$944 p.q • Rental Estimate: \$1,125- \$1,215