

**207/1 Elouera Street, Braddon, ACT 2612**



**Apartment For Sale**

Saturday, 25 November 2023

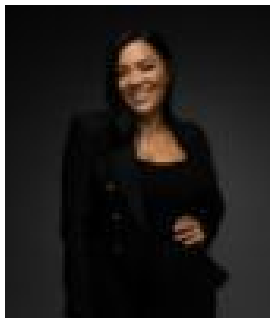
207/1 Elouera Street, Braddon, ACT 2612

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Eva Bono

0415668718

**\$610,000 - \$650,000**

What you see: A contemporary and spacious apartment in the heart of a bustling neighborhood with the light rail at your front door. What we see: Spoilt for choice. See more: 2 bedroom apartment in the Midnight Development Views to black mountain tower Open plan living Modern kitchen with stone benchtops & soft close joinery SMEG induction cooking, oven & dishwasher Double underslung sink Spacious main bedroom with walk through robe & ensuite Bathrooms with floor to ceiling tiles, integrated toilet, shower & mirrored shaving cabinets European laundry Linen cupboard Double roller blinds Double glazed windows & sliding door Square set ceilings Reverse cycle split system in living and main bedroom Allocated car space and storage cage in secure basement Elouera Street Light Rail Stop Across Road Development amenity: Private cabanas & outdoor kitchen facilities 25-metre lap pool Sauna & Gym Living: 76m<sup>2</sup> Balcony: 8m<sup>2</sup> Total: 84m<sup>2</sup> EER: 6.0 Built: 2019 Strata: \$1,294 per quarter Rates: \$1,939 per annum Land Tax: \$2,339 per annum (only applicable if rented) Rental Appraisal: \$650 - \$700 p.w Disclaimer: Please note the property may not be marked under offer and inspections may not cease until the exchange of contracts has taken place. The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.