

**23/30 Lonsdale Street, Braddon, ACT 2612**

home by holly

**Sold Apartment**

Tuesday, 15 August 2023

23/30 Lonsdale Street, Braddon, ACT 2612

**Bedrooms: 1**

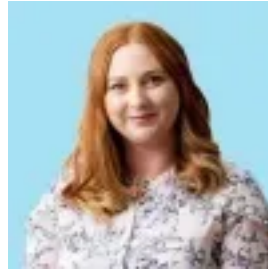
**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Holly Komorowski  
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Tenille Paul  
0491850701

**\$565,000**

#soldbyholly \$565,000A sweeping open plan living, dining, kitchen flows onto an expansive balcony, capturing elevated views of building scapes, blue sky and Mt Ainslie; a rare find in a one bedroom inner city apartment. A wall of glazing welcomes daylight and glorious sunrises over the mountains onto this light filled oasis. Sitting above the bustling public realm of Lonsdale St, is this one-bedroom sanctuary. Located in the Ori building, a sought after boutique development, known for its balanced, open floor plans that flow to extra-large balconies. With its distinctive origami folds, and bare industrial materials, Ori is an idyllic example of cutting edge urban architecture with a nod to Braddon's distinct balance of old and new. Ground floor entry is via a cool plaza with soaring ceiling voids a mix of high end retail and hospitality experiences. Entering the apartment you are welcomed by a generous foyer/office nook including coat hooks, ample built in storage and a European laundry. A continuous thread of organic materials - stone kitchen benchtops, and feature mosaic bathroom tiling - lend a timeless elegance to the space. High ceilings contribute to the bright, airy vibe while warm timber accents are woven together with crisp whites. Soothing and minimal, the whole apartment is imbued with luxury, from the relaxing bathtub to the luxe stainless steel appliances within the sleek kitchen. The master bedroom with its banks of mirrored robes opens to the east via a folding wall of plantation shutters. This innovative feature connects the bedroom with the social spaces, drawing in light and aspect, taking full advantage of the stunning panoramic blue sky views. Think coffee in bed, a precious weekend lingering, bathed in sunshine...glass sliders flung open to welcome breezes. Slip out for a morning brew at Barrio Collective, lunch with friends at Elemental Café after yoga, take home artisan ceramics from Timber and Tailor, fill your space with gorgeous blooms from Moxom and Whitney...it's all at your doorstep. A famous mix of old and new informs a thriving, eclectic urban culture - a haven for expressive cafes, restaurants, bars, and boutiques. Just a few steps from Haig Park, this dynamic, central locale also places you within walking distance to the CBD, ANU, and the New Acton precinct. Dickson, Ainslie and O'Connor shops are all close to hand. Throw in ample green spaces, walking and biking trails, Mt Ainslie reserve, 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..large, elegant and serene one-bedroom apartment poised above the buzzing Braddon precinct. part of the innovative Ori building, a coveted small development, architecturally significant and home to a mix of independent retail and hospitality experiences. expansive open plan living, dining, kitchen that flows to extra-large balcony. warming eastern orientation welcoming natural light. generous bedroom with mirrored built-in-robe that fully opens to the social arena, gifting an ingress of light and aspect. large foyer combined study nook. modern kitchen with stone bench tops, double sink, AEG stainless steel appliances. European laundry with Haier dryer. large bathroom with full sized bath, wall hung vanity with countertop basin and glass shower featuring decorative mosaic tiling, and waterfall head. soft grey carpet. floating shelves in the dining area for curated display. one underground car space plus storage. secure intercom access. electric reverse cycle heating and cooling. NBN ready. central locale offering the best that central Canberra and the inner north has to offer. located on the coveted Lonsdale St, home to a plethora of boutiques, restaurants, bars, gyms, and yoga studios. easy stroll to Haig Park, home to the Haig Park Markets. close to transport including the light rail. FINE DETAILS (all approximate): EER: 6.0 Built: 2015 Living size: 69 m<sup>2</sup> External: 19 m<sup>2</sup> Total: 88 m<sup>2</sup> UV \$89,680 Rates: \$1,340.21 pa Land tax: \$1,540.00 pa (investors only) Admin: \$827.48 pq Sinking: \$243.38 pq Total: \$1,070.86 pq Currently tenanted for \$590pw on a fixed lease until 14th January 2024 76 units in complex