

233/1 Elouera Street, Braddon, ACT 2612

home by holly

Sold Apartment

Friday, 11 August 2023

233/1 Elouera Street, Braddon, ACT 2612

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



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\$455,000

#soldbyholly \$455,000 Immerse yourself in the dynamic and exhilarating ambience of cosmopolitan living. This elegant one-bedroom apartment is nestled in the heart of Braddon, where the vibrancy and vitality of Canberra converge. Located on the corner of Elouera Street, residents enjoy the perfect blend of convenience, modernity, and urban living. Boasting a range of amenities inside and out, this property is sure to appeal to individuals seeking an unparalleled apartment experience. As you step into this ultra-modern apartment, you'll immediately be captivated by its sleek design and contemporary charm. The living space is thoughtfully designed, creating a seamless flow between the living area, dining space, and kitchen. The interior decor exudes a sense of urban chic, with clean lines, neutral tones, and tasteful design touches that create an inviting and comfortable atmosphere. The fully equipped kitchen is a dream for food enthusiasts featuring top-of-the-line appliances, ample storage space, stylish countertop with matching splash-back, and trendy cookbook shelf. Whether you're prepping an elaborate gourmet meal or a quick nourishing snack, this kitchen is poised to unleash culinary creativity. Facing south-east on level 2 of the Midnight building, this apartment enjoys an abundance of natural light and provides a tranquil retreat from the bustling city below. No matter how Canberra's weather decides to behave, you can enjoy the balcony all year thanks to the semi-enclosed design that offers both serenity and privacy. The bedroom is spacious and well-appointed, providing a sophisticated sanctuary for rest and relaxation. The mirrored built-ins offer an abundance of storage space, ensuring a clutter-free living environment, and no floor-drobes. The sleek and modern bathroom has dual access from the bedroom and the living area and is equipped with high-quality fixtures and finishes, adding a touch of luxury to your daily routine. Location is everything, and this apartment does not disappoint. There is a bar and cafe/restaurant located within the Midnight building. You'll find yourself moments away from the city's tram line, boutique shopping, trendy restaurants, vibrant cafes, Canberra Centre shopping mall, and a wealth of entertainment options. With its prime location, stylish interiors, fully equipped kitchen, and private balcony, this property epitomises the essence of urban sophistication. Features: .fantastic return, currently tenanted for \$530 p/wk .south-east facing. open plan living and dining with floating timber floors. reverse cycle heating and cooling for year round comfort. in-ceiling speaker system. vinyl plank flooring. fully equipped kitchen with SMEG appliances including dishwasher, electric cooktop and oven. spacious bedroom with mirrored built in robe and access to the balcony. two way bathroom .european laundry including dryer. good size covered balcony. double glazed windows .located on level 2. single underground car-space with storage cage. lift access to the apartment. intercom access for your visitors. common facilities including indoor heated pool, gym and sauna. light rail stop right at your door step. 1-minute walk to Braddon Centre, a short stroll to the Canberra City FINE DETAILS (all approximate): EER: 6.0 Built: 2019 Living size: 52m² External: 9m² Total: 61m² Rates: \$1,283.38 pa Land tax: \$1,444.35 pa (investors only) Admin: \$670.75 pq Sinking: \$216.10 pq Total: \$886.85 pq Currently tenanted \$530 per week on a periodic lease 230 units in complex (both residential & commercial)