

3/65 Torrens Street, Braddon, ACT 2612

home by holly

Apartment For Sale

Saturday, 13 April 2024

3/65 Torrens Street, Braddon, ACT 2612

Bedrooms: 1

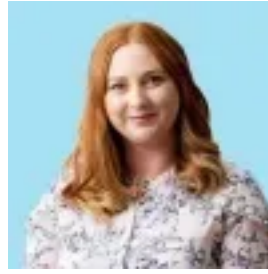
Bathrooms: 1

Parkings: 1

Type: Apartment



Holly Komorowski
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\$480,000 +

This is simple living at its best, with perfect indoor-outdoor connection, increasing the sense of spatial generosity and flooding this gorgeous ground floor apartment with light. The home is distinguished by its flow to alfresco living on two sides, welcoming cross-breezes, sunlight, and natural immersion. Living is arranged in an open plan, blessed by a wall of glazing and easy spill to an enormous sunlit patio. This beautifully finished, one-bedroom apartment sits on a wide, tree lined street, flanked by Japanese maples and flowering camelias. Positioned within the heart of Braddon - famed for its unique combo of old and new, leafy streets and dynamic commercial, residential precinct, grown out of old industrial sites - the home extends a connected lifestyle, linking you to a dazzling array of eateries, bars and cafes. The boutique, Milano complex, was developed by award winning Blackett homes, a family business, synonymous with building quality homes throughout Canberra, for over 40 years. Combining bold modern shapes with weathered Corton steel and rustic timber batons, the distinctive form nods to Braddon's industrial past. Entry is via a private path with impressive wall of rusted steel and glass doors that usher to soothing white corridors with earthy ceramic floors. Or you can choose to enter via the garden gate to the left, travelling past the emerald, green pine hedging and the high timber baton walls that enclose the garden courtyard. The interior is sophisticated, elegant, with black tiling, warm neutral cabinetry and striking, red accents. Light bounces off the freshly painted walls in a scheme of creamy white, as high ceilings throughout, contribute to an airy sense of calm. The terrace is informed by walls of green, a forest of mature trees and an influx of golden sunlight. This private outdoor room informing the whole social arena with a natural grace, a gentle light. We love the mosaic splashback with tiles that carry soft brush strokes, in rich red. Beautifully appointed with superior inclusions - stone bench tops, stainless steel Bosch appliances, externally ducted range hood, and ample storage - the kitchen is a warm social hub, fit for easy meals and sophisticated entertaining. The bedroom opens fully to a large courtyard with high timber walls that hold and enclose, so you can enjoy the natural elements in absolute privacy. This is the place to be early mornings, a warm cuppa in hand, or long weekend days, soaking up the sun, cloud watching. A gate allows an easy to-and-fro from the garden paths that lead back to Torrens Street. A European style laundry is neatly housed in the bathroom, finished with floor to ceiling tiling with a ribbon of mosaics echoing the earthy red of the kitchen. Wall hung vanity and stone countertop complete the luxe appeal. Notably there is also security intercom, swipe card access and a secure car park, with storage cage. The apartment is very well positioned, on the cusp of the city, within Braddon, close to Haig Park and easy walking distance to O'Connor shops. The home is just a short stroll from the independent cafes, restaurants, bars and boutiques of Lonsdale Street. This central inner-north locale, with its mix of independent businesses, green spaces, reserves and proximity to the CBD, extends the perfect, modern, urban lifestyle. The home is also close to the ANU, schools, transport, including the metro city station, connecting you to the whole of Canberra. features..beautiful one-bedroom, ground-floor apartment in the heart of Braddon.incredible location less than 500m to Haig Park + Lonsdale Street.housed in the boutique Milano complex (only 12 apartments total).open flow to outdoors on two sides.open plan living, dining and kitchen .living arena flowing to vast north facing, sunlit terrace .modern kitchen with Blanco appliances, stone bench-tops, externally ducted rangehood and an abundance of storage.spacious bedroom with built-in-robos and glass sliders opening to timber walled courtyard .bathroom combined laundry with shower, vanity and toilet .linen cupboard.high ceilings.freshly painted.LED lighting.split system air conditioning.instant gas hot water system.security intercom and swipe card access.secure car space + storage cage.close to transport, Civic, ANU, Mount Ainslie, Lonsdale St Precinct and the Haig Park Markets (on Sundays)FINE DETAILS (all approximate): EER: 4.0Living size: 55 m2 Courtyard 1: 22 m2 Courtyard 2: 17 m2Total: 94 m2Body corporate: \$1,141.50 pq (approx.).Land rates: \$1,335 pa (approx.).Land tax: \$1,535 pa (approx.).Year built: 2013 (approx.).Number of units in complex: 12Rental opinion \$470 - \$510 per week