

**32/16 Eloura Street, Braddon, ACT 2612**



**Apartment For Sale**

Thursday, 16 November 2023

32/16 Eloura Street, Braddon, ACT 2612

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Tahmeed Towfiq  
0262497700

## Auction

Auction Location: LJ Hooker Canberra City  
Keen Sellers Will Consider Offers Prior Auction  
Auction: 13th December 5:30pm at LJ Hooker Canberra City  
Indulge in the urban lifestyle in this exclusive boutique development featuring only 35 units. Located at the heart of Braddon, immerse yourself in the vibrant surroundings that Braddon is renowned for. Revel in a larger than usual living area, offering ample room for relaxation and entertaining. Admire the very high loft-style slanted ceiling, creating a contemporary and dynamic living space. the owner enjoyed living however it is now time for them to upsize, giving you a perfect entry to the area!!  
Features: - Boutique development of only 35 units- Live with Braddon at your doorstep- Never pay for parking at city again- Larger than usual living area which is very rare find in this area- Very high loft style slanted ceiling- Multitude of storage space available including another storage in the basement car park- Locked basement car park- Zoned and ducted heating/cooling- Ducted range hood- Instant electric hot water- Soft closing drawers and cupboards- Large two way bathroom- Open balcony- NBN ready- Integrated Microwave- Integrated dishwasher  
Essentials:- Indoor Space: 62sqm- Outdoor Space: 8sqm- Year Built: 2018- Rates: \$1,494 p.a. (approx)- Strata: \$3,321 p.a. (approx)- Land Tax: \$1,883 p.a. (approx) investors only- EER: 6