

41/40 Torrens Street, Braddon, ACT 2612

home by holly

Apartment For Sale

Wednesday, 12 June 2024

41/40 Torrens Street, Braddon, ACT 2612

Bedrooms: 1

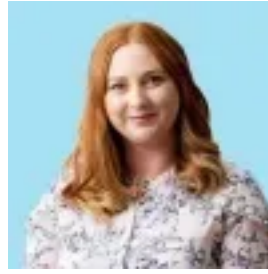
Bathrooms: 1

Parkings: 1

Type: Apartment



Holly Komorowski
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\$420,000 +

Old world charm meets modern urban amenity, as arched windows capture elevated views across the leafy oak trees of Torrens Street. This graceful one-bedder sits peacefully on the top floor and flows to a private north facing balcony. Ideally located just a few steps from Lonsdale Street, and a short stroll to the CBD, the home is both peaceful retreat and connected inner north pad. This is the leafy heart of Braddon, brimming with contradictions – where old meets new and peaceful suburban combines with an audacious and creative urban buzz. Braddon Gardens, extends a graceful, open-air invitation, that feels deliciously old-fashioned. Stuffy lifts, institutional corridors are swapped for warm brick paving, the quiet meander of garden paths, a central children's playground and sweet terracotta tiled front porticos. Access is via the sheltered foyer which opens out to a broad terrace, stepping down to the swell of shared gardens and the playground. To the left there is a secure stairwell, all textured walls and tiled floors, spiralling upwards, with large windows welcoming light and framing the magnificent trees that dominate the streetscape. Softly carpeted with crisp white walls and dollops of soothing sage greens, the home feels effortlessly chic, charmingly art-deco. It is the arched windows that really set the tone, gracing both the generous bedroom and the open social arena, welcoming light and aspect and gifting an old-world European feel. We love the corner kitchen with its banks of cabinets in a sea of soft green. Small details abound from the curved open shelving for loved objects to the soft timber that edges the worktops, matching the curved cabinet handles. And there is the loveliness of glass sliders, left open to summer breezes, allowing you to spill to balcony and soak up the warming northern rays. From here you can see Haig Park and the famous old growth pine trees, feel the invitational pull of the Lonsdale strip, with its heady mix of bars, cafes and eateries. The bathroom combined laundry, is finished in crisp white tiling, edged in delicate florals. The ceramic flooring is a calming muted green and there is a bathtub for soaking after a long day. The master bedroom is all simple glamour, with its inspired enormous arched window and wall of mirrored storage, designed to keep things elegantly, effortlessly minimal. This lovely apartment is an easy stroll to the independent eateries, shops and bars of the buzzing Braddon precinct. Surrounded by green spaces including Haig Park and Mt Ainslie Reserve, the home is also handy to Dickson and the popular Ainslie shops. Close to transport including light rail, providing fast links to all of Canberra, the home is a stone's throw from the ANU, New Acton and the CBD. features..spacious one-bedroom apartment in the sought after Braddon Gardens. set on a wide street and part of a small multi-res development built in 1995. complex with lovely leafy gardens, meandering paths, shared playground. top floor living with elevated northern views to Haig Park. light filled and airy, with distinctive art deco arched windows capturing light and landscape. open kitchen, dining, living, flowing to alfresco balcony. kitchen with ample storage and stainless-steel appliances including wall oven, rangehood, dishwasher and electric cooktop. generous bedroom with wall of mirrored robes and tree-top views. combined bathroom/laundry with tub. fully carpeted .secure car parking. electric reverse cycle heating and cooling. walking distance to an intriguing array of independent restaurants, cafes, bars and shops. a short stroll to the CBD and the boutique eateries and cafes of New Acton. not far from the much loved Ainslie shops and the walking and biking trails of Mt Ainslie Reserve. close to transport including the light rail, ANU and Lake Burly Griffin FINE DETAILS (All approximate): EER: 0.5 Built: 1995 Living size: 56 m2 Balcony: 5 m2 Total: 61 m2 Rates: \$1,335 pa Land tax: \$1,535 pa (investors only) Admin: \$404.14 pq Sinking: \$212.19 pq Total: \$616.33 pq 85 units in complex Rental estimate \$440 to \$480 per week.