

**417/1 Elouera Street, Braddon, ACT 2612**



**Sold Apartment**

Sunday, 10 March 2024

417/1 Elouera Street, Braddon, ACT 2612

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 86 m2**

**Type: Apartment**



Samuel Fitzsimmons  
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Brendan Halls  
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**\$587,500**

Welcome to contemporary living at its finest! This stunning two bedroom apartment boasts an open plan living and dining area, creating a spacious and inviting atmosphere for both relaxation and entertaining. The modern kitchen is a chef's dream, featuring stainless steel appliances, ample storage, and a large stone island bench perfect for meal preparation and casual dining. Enjoy year-round comfort with double glazed windows throughout and reverse cycle heating and cooling ensuring the ideal temperature inside your home. Residents of this sought-after complex have access to premium amenities including a 25m lap pool, sauna, gym, and parcel lockers for added convenience. With the Braddon Light Rail Station located right outside your doorstep, commuting has never been easier. Plus, you are a stone's throw away from the Australian National University, Canberra Shopping Centre and the city. You can enjoy the vibrant dining scene on Lonsdale Street with its many award-winning restaurants and cafes just a stone's throw away. Don't miss out on the opportunity to experience modern urban living at its finest. Currently rented for \$690 per week until the 13th of May 2024. Features: • Open plan living and dining area • Modern kitchen with SMEG appliances, ample storage and large stone island bench • Double glazed windows throughout • Reverse cycle heating and cooling • European laundry • Complex amenities include a 25m lap pool, sauna, gym and parcel lockers • Secure basement parking and storage cage • Braddon Light Rail Station located right out front • Close proximity to Lonsdale Streets many award winning restaurants and cafes, Australian National University, Canberra Shopping Centre and the city Stats: Living: 86m<sup>2</sup> Balcony: 11m<sup>2</sup> Build: 2019 EER: 6 Body Corp: \$5,321 pa (approx) Rates: \$1,956 pa (approx) Land Tax: \$2,349 pa (approx) Please Note: Whilst all care has been taken by Ray White Canberra to ensure accuracy in the preparation of the particulars herein, no warranty or representation, express or implied, as to the accuracy or completeness of the particulars provided is made or given by us and interested parties must therefore rely on their own enquiries. Liability for any error, omission, negligence or misrepresentation is hereby excluded.