

**507/1 Elouera Street, Braddon, ACT 2612**



**Sold Unit**

Thursday, 4 April 2024

507/1 Elouera Street, Braddon, ACT 2612

**Bedrooms: 2**

**Bathrooms: 2**

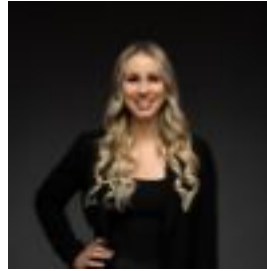
**Parkings: 1**

**Area: 80 m2**

**Type: Unit**



Tom Wiggins  
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Jaimy Butler  
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## Contact agent

What you see: A lifestyle that only a Braddon address can offer. Gun barrel views to Telstra Tower, panoramic scenery across the Inner North, and stunning sunsets over the mountains to end your day. What we see: Exactly what you think of, when you think of the best that Braddon has to offer. See more: Positioned on level 5 with uninterrupted views of Telstra Tower. Kitchen featuring stone benchtop, soft close cabinetry and ample storage. Appliances include SMEG cooktop, oven and dishwasher. Master bedrooms includes walk-in robe and ensuite. Additional bedroom includes built-in robe and access to balcony. Bathrooms feature wall-to-ceiling tiles and wall-mounted vanity. European laundry. Double-glazed windows and sliding doors. Reverse-cycle heating and cooling. Intercom access. One secure allocated car park with storage cage. Communal gym, pool and sauna. Within a 1 minute walk to the Light Rail Stop. Within a 3 minute walk to Braddon Dining Precinct. Within a 10 minute walk to Canberra CBD. Within a 12 minute walk to ANU. Total house size: 80m<sup>2</sup>. Living area: 72m<sup>2</sup>. Balcony: 8m<sup>2</sup>. Built: 2019. EER: 6.0. Rates: \$1,955 p.a. Land tax: \$2,360 p.a. Body corporate: \$3,072 p.a. Rental appraisal: \$670 - \$720 p.w. Disclaimer: Please note the property will not be marked under offer and inspections will not cease until the exchange of contracts has taken place. The above figures are approximate only. The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.