

6/1 Coolac Place, Braddon, ACT 2612

Sold Terrace

Monday, 28 August 2023

6/1 Coolac Place, Braddon, ACT 2612

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Terrace



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\$1,400,000

Located within recently completed "Industry Terraces" a short walk from the bustle of Braddon's boutique shopping and cafes yet in a quiet location within a cul-de-sac, this brand new and fully established terrace home offers a young family or the young at heart all the benefits of a house with none of the constraints of an apartment, and its ready for you and yours to make your move before Christmas. Local schools within easy walking or riding distance include both Ainslie primary schools, Turner Primary, Daramalan and Emmaus private schools, with Campbell High and Dickson college, The ANU and City Centre also a short 10 minute bike ride away. Designed by Judd Architecture and Spacelab, with interiors curated by the Dept. of Design the touch of a talented design team is evident throughout this home offering approximately 190m² of living and garage area. Large open living areas are bathed in winter sun, a benefit of the location at the north corner of this boutique collection of terrace homes. These living areas open onto a fully established garden courtyard, with sufficient outdoor space for your pets. Yes, your pooches are very welcome. This combination of indoor and outdoor living areas are washed with a wealth of natural light throughout the day. In addition, the Architects' touch created articulated voids, high ceilings and expansive windows to add further light and open space to this unique offering. Efficiency within the design layout ensures ample space to live your best life without the need to compromise. Spacious open plan living areas flow across the ground level from the courtyard area to the kitchen with open timber stairs taking you directly to the double garage below or upstairs to the bedroom levels. By the way, that garage downstairs is "proper big" with plenty of room for at-least 2 cars and whatever other toys you may have collected, or a workbench, or maybe a home gym.. The interior designers have conceived and delivered a functional kitchen which offers a swathe of Bosch appliances and connects beautifully with the living and dining areas and If you chose to eat at home (which is a tough choice in Braddon) every family meal will be an opportunity to create wonder with ease. The kitchen is fully provisioned with Bosch induction cooktop, oven, microwave and integrated dishwasher. Cabinetry is finished with designer stone and timber style and offers ample pantry and cupboard space. The separate large island benchtop provides added space for meal preparation and sitting room, ideal for meals on the go. With that delicacy you created now ready for eating and the warmer weather beckoning you outdoors, you can take your dining experience out into the courtyard - an impressive space for entertaining and outdoor relaxing. Privately enclosed and low maintenance, the courtyard connects seamlessly with the living areas, ideal for hosting larger social gatherings and for kids and pets to play. The courtyard / living area level also includes a separate powder room, ensuring your dinner guests don't need to accidentally find your private ensuite upstairs. With the dishwasher loaded and the last of your guests having moved on, it's time to head upstairs, where the design team lavished the main bedroom suite with an entire level to spread out in. The bedroom can take the largest of beds, whilst walk through wardrobes and a huge ensuite, complete with separate WC, a double basin vanity and a lux shower complete with rainhead, ensure you end every day feeling very spoilt. The second and third bedroom are also on their own level, are sized sufficiently to take big kids or small, each with ample space for a study desk. Both are adjacent to the second bathroom, complete with a freestanding bathtub. Reflecting the contemporary design feel that flows throughout, the ensuite and main bathroom are beautifully crafted with flooring to ceiling tiling, built-in mirrored shaving cabinets, wall hung vanities, designer tapware and fittings, with a freestanding bathtub and a skylight in the main bathroom. To find such a beautifully crafted and curated home on the doorstep of the City is a rare opportunity. With developable sites in Braddon fast evaporating as the entire area undergoes its transformation, offerings such as Terrace 6 at Industry are called "the missing middle" for good reason. Summary of features: Brand new luxury 3-bedroom residence Peacefully located on the north-east corner of "Industry Terraces" with plenty of natural light Views towards Mt. Ainslie from the bedroom levels Ultra-convenient Braddon location nearby Lonsdale St, Mort St & the Light Rail Architecturally designed home with high & open voids Spacious open plan living areas for day-to-day living Enclosed & private entertainers courtyard Low maintenance fully established courtyards Large double side-by-side garage with internal access Double glazed windows & sliding doors with fly screens Ducted heating & cooling NBN ready LED lighting Study nook upstairs ideal for working from home Contemporary kitchen with quality Bosch appliances Semi-integrated Bosch dishwasher Bosch induction cooktop & oven 20mm Caesarstone stone benchtops Ample pantry & cupboard space Main bedroom suite on level one with a walk-through robe & ensuite Bedrooms 2 & 3 privately located on level two with mirrored sliding wardrobes Bathrooms with full-height tiling, built-in shaving cabinets & designer fitting Main bathroom with a bathtub & skylight Downstairs powder room European style laundry with a washer & dryer combo Key figures: Ground floor living: 56m² First floor living: 44.1m² Second floor living: 41.7m² Total living: 141.8m² Courtyard:

22.8m²Garage: 47.6m²m²