

**6/59 Lowanna Street, Braddon, ACT 2612**

home by holly

**Apartment For Sale**

Friday, 15 March 2024

6/59 Lowanna Street, Braddon, ACT 2612

**Bedrooms: 2**

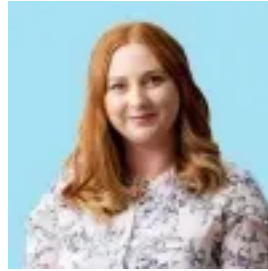
**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Holly Komorowski  
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## Auction 1:30pm Saturday 6 April

The home flows to the north, where a private garden gleams in the sunlight and you can dine alfresco cocooned by greenery. This beautifully planted courtyard garden is quite the blessing, informing the open social arena, with a living, breathing landscape and forging a wonderful connection with outdoors. Occupying the ground floor and flowing to garden on two sides, the home is a rarity of tranquillity, belying its inner-city locale. This gorgeous two-bedroom apartment is brilliantly positioned on a quiet loop street, moments from the vibrant happenings of Lonsdale St, close to Ainslie Village and surrounded by green spaces. It is an easy stroll to the CBD, gifting a dynamic urban lifestyle combined with a peaceful village feel. The Avanti complex sits behind well clipped hedges, sheltered by mature silver birch and flowering magnolias. The form is all smooth render, with glass balconies, a central spine and dramatic skillion roof. There is an airy transparency to the entry foyer, with glass doors allowing sightlines to the shared gardens that lie at the rear. Soft eggshell whites, warm earthy browns, pops of timber are featured strongly in the kitchen, echoed in the luxury bathrooms, creating a polished simplicity and cohesion. Engineered oak floors flow underfoot, as high ceilings lend an airy spaciousness. Walls of glazing invite light deep into the open arrangement. It is easy to imagine spending whole summers dining within the sheltered alfresco room, its high green walls gifting complete privacy, natives harmonising with the grandeur of the towering black walnut street tree. The kitchen runs the length of one side, with a floating island lending a touch of the French provincial, its open shelves curtained by fabric, the worktop a robust butchers block. Banks of cabinetry in soft cream meets terrazzo stone counters and cinnamon tiled splashback. There is a place for everything, including a nifty pull-out-pantry and adjacent European laundry. The intimate sleeping zone is nicely sequestered by a slender hallway and houses two tranquil bedrooms that float within the soft foliage of dreamy gardens. Both rooms have built-in-robos and a nice adjacency to luxury bathrooms. Walls of glass sliders open to an elevated terrace, stepping down to a beautifully landscaped courtyard. Neatly clipped topiary, strappy grasses, mop top robinia and the reaching arms of an old growth tree create a shady enclave. In one corner a concrete bench floats beneath a vine draped arbour - the go to spot for quiet refuge, on the hottest of summer days. Lowanna St is perfectly positioned for an endless selection of cafes, bars, restaurants while offering the restorative peace of ample green spaces, including all the biking and walking trails of Mt Ainslie. The Braddon precinct extends a vast array of independent stores, great hospitality venues, bakeries, yoga studios... There is the famous Asian and international cuisine of the Dickson precinct and not far, the village charm of Ainslie shops with its much-loved IGA and gastro pub. The CBD is whisper close and with buses and light rail at your doorstep you can ditch the car, easily exploring the whole of Canberra. features..beautiful ground floor apartment in coveted Braddon. resting on a quiet loop street, moments from Lonsdale St and the CBD. part of the boutique Avanti development. open plan living drifting to beautifully planted north facing courtyard with alfresco patio. two bedrooms and two bathrooms. light and bright with airy lofty ceilings. engineered oak flooring. kitchen with banks of cabinetry, including pull-out-pantry, floating island and combo of timber and terrazzo stone worktops, Whirlpool wall oven, Blanco electric cooktop, dishwasher. European laundry. linen cupboard. two tranquil bedrooms with built-in-robos and glass sliders opening to elevated patio and shared courtyard garden. two bathrooms with floor-to-ceiling tiling and stone topped vanities with ample storage. block out and sheer blinds. downlights. RC ducted air conditioning. secure intercom entry. secure basement parking with storage cage. easy stroll to the vibrant Braddon scene. within walking distance of the City Centre. easy access to public transport, light rail and bus stops FINE DETAILS (All approximate): EER: 5.0 Living size: 72 m2 Courtyard size: 26 m2 Body corporate: \$2,133.72 pq (approx.). UV : \$189,000 (2023) Land rates: \$1,335 pa (approx.). Land tax: \$1,535 pa (approx.). Year built: 2006 (approx.). Rental opinion \$650 - \$680 per week