

**605/1 Elouera Street, Braddon, ACT 2612**

home by holly

**Apartment For Sale**

Tuesday, 14 May 2024

605/1 Elouera Street, Braddon, ACT 2612

**Bedrooms: 2**

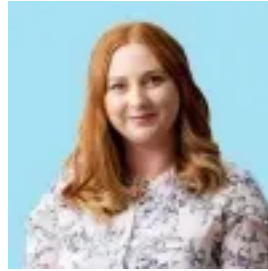
**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Holly Komorowski  
0491850701



Tenille Paul  
0491850701

**\$645,000**

A rare jewel in the city. This Midnight-located apartment is truly stunning, with wrap-around views from sunrise to sunset. Enjoy those starry Canberra nights with breath taking views of Canberra's cityscape and grand mountain ranges. The location is perfect for city-living. A short-stroll past breweries and bars to the myriad cafes on the Lonsdale strip and city shopping malls. This 2-bedroom / 2 bathroom functionally-designed apartment offers luxury and location at an affordable price. Open-plan living spills to the balcony – perfect for that glass of champagne to kick the evening off. This must-see apartment is nestled in the Midnight Hotel building which rises above Braddon with alluring grandeur, as walls of glass and sculptural blades capture the eye and the imagination. The 'after dark' theme of Midnight flows through from the grand entry foyer to this sleek two-bedroom apartment, with modern hues of black and grey contrasting crisp white. Walls of black framed glass usher in light and stunning views to complete the designer's theme. The designer Midnight development by Fender Katsaladis is a salute to the famous Braddon mix of old and new, with its brutalist use of raw concrete combined with sleek interiors, straight out of a glamorous NY night club. The development mixes residential, hotel, bar, classy restaurant and commercial retailing within the one elegant build. The apartment offers an elegant but functional kitchen with quality appliances and a large floating island bench. A concealed laundry and loads of storage options ensure the living areas are sleek and uncluttered. The fit-out is luxurious and minimalist – black ceramic floors, lush carpet, stone worktops, pale blue pendant lighting and electronic black-out roller blinds. Glass sliders can be left open to summer breezes within the master bedroom which opens directly onto the balcony. There is an enormous walk-thru-robe and a sleek ensuite bathroom. The second bedroom sits adjacent to the second bathroom, with both wet spaces finished in floor-to-ceiling tiling, with signature hues of light and dark. Black hardware shadows against dark mosaic tiling, and stone greys anchor the paired-back white amenities. Pop downstairs to the Midnight bar to meet with friends for an enticing cocktail or dine at the Midnight café and restaurant with its curated menu. With live music nights and current 'Mexican Fiesta' month, who needs to leave the building? Braddon Merchant is also in-house, offering fine dining, designed to share. Why not have a work-out in the gymnasium after work. Follow up with a dip in the gorgeously designed 25-metre swimming pool and relax in the sauna. A secure car parking space is allocated with the apartment. Great public transport options are steps away - to the Elouera Street tram stop, and an easy stroll to the CBD and you are moments from some of the best independent cafes, bakeries, yoga studios, boutiques, bars and restaurants that Canberra has to offer.

features..stunning two-bedroom apartment in central Braddon. situated within the beautiful Midnight building. abundance of natural light and high ceilings. floor to ceiling double glazing. open kitchen, dining and living flowing to balcony with stunning sunset views across the city out to mountain ranges. beautiful entertainer's kitchen, banks of soft touch cabinetry, stunning grey marble benchtops, pantry, Smeg appliances including wall oven, induction cooktop, and dishwasher .master bedroom with walk-in-robe and gorgeous ensuite. second bedroom with built-in-robe. stunning second bathroom. both bathrooms with timed heated towel racks. European laundry with stacking washer and dryer. additional built-in-cabinetry for storage. wired ceiling speakers. TV wall mount bracket. two reverse cycle ducted heating and cooling units. luxury lobby with secure intercom. parcel lockers. secure basement parking . plenty of public basement parking for guests. 25-metre lap pool with cascading waterfall into reflection ponds. gym with state-of-the-art equipment and change room facilities. completely separate 199-room Midnight Hotel with public restaurant and bar. extensive public underground parking . adjacent to the Elouera Street light rail stop and only a 1-minute walk to Lonsdale Street cafes, bars and restaurants. 5-minute walk to the CBD

**FINE DETAILS (all approximate):**  
EER: 6.0  
Built: 2019  
Living size: 71 m<sup>2</sup>  
Balcony: 8 m<sup>2</sup>  
Total: 79 m<sup>2</sup>  
Rates: \$1,335 pa  
Land tax: \$1,535 pa (investors only)  
Admin: \$1,004 pq  
Sinking: \$326.40 pq  
Total: \$1,330.40 pq  
230 units in complex (both residential & commercial)  
Rental opinion: \$630 - \$680 p/wk