

606/42 Mort Street, Braddon, ACT 2612

home by holly

## Apartment For Sale

Friday, 19 April 2024

606/42 Mort Street, Braddon, ACT 2612

Bedrooms: 1

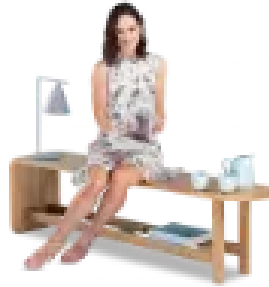
Bathrooms: 1

Parkings: 1

Type: Apartment



Sally Strang + Ash Costello  
0491850701



Ash Costello  
0491850701

**\$490,000 - \$510,000**

Home and creative life sit in harmony within this moody one-bedroom apartment with a spacious office. Ideally located in central Braddon and with interiors that gesture to the industrial heritage of the area, the home is moments from all the enticing local offerings of the Braddon precinct, the inner north and the CBD. On the top floor and flooded with natural light - you can while away half the day with its sundrenched balcony - a haven of plants that create a green oasis. Rising above Mort Street, M\_Forty Two is an edgy new development, architecturally designed by Judd.Studio and comprising 68 apartments. The red brick façade and neon sign makes way for an airy central corridor, with mixed commercial spaces on either side. Sunlight and shadows paint vast walls of raw concrete, the central atrium garden a moment - both simple and grand with its dotting of green planting and timber bench seat. This contemporary apartment is ideally housed directly opposite the rooftop domain with its sleek, black barbecue island, and stunning views across the city. Blue sky, mountain ranges and elevated aspect across all the happenings of Lonsdale Street take this deep outdoor space to heady levels. Sheltered yet open, it is a wonderful spot to relax with friends or hang with neighbours. Finished to exacting high standards, the interior has an industrial aesthetic enhanced by a palette of stone, timber and steel and by views that capture the textures and colours of the city surroundings. Multiple glazing is framed in midnight black with triple glass sliders that open the apartment bringing the outdoors in, flooding the space with golden light. Raw concrete and red brick sits alongside the softness of a sea of trees, stretching to the city and the mountains beyond. The kitchen is housed along one wall and is finished in washed oak in matt black, with 20mm stone worktops. Quality appliances from Smeg and Fisher & Paykel blend seamlessly with the aesthetic. We love the finger tiling in sage green, the soft oak timber flooring and the effortless open sociability that informs the whole space, with its open-air feel and blessing of natural light. A wall of windows edge the bedroom as mirrored robes take care of storage, and woollen carpets add warmth. The office is simply appointed with a desk that floats across the full length of the rear wall, maximising utility and space. While the central bathroom is all organic floor-to-ceiling tiling with mosaic flooring in shiny black. There is a large walk-in-shower and a seamless European laundry. Private intercom access ensures security and there is also the convenience of basement parking and storage. Step outside and you are greeted by all the creative vitality of Braddon by day or night...great coffee, food, drinks, exercise, community. By the way, it is a few steps to the tram, an easy stroll to the CBD and is surrounded by tranquil green spaces, for restorative nature bathing and creative contemplation. features..stunning one bedroom apartment with generous office and balcony in central Braddon. situated on the top floor to the edgy M\_Forty building. across from the communal rooftop terrace and barbecue area. floating timber floors in light oak. abundance of natural light. double glazing. open kitchen, dining and living flowing to balcony flooded with sunlight and framing views of building and tree scapes, out to mountain ranges. contemporary kitchen with banks of black washed oak cabinetry, 20mm stone benchtops and quality appliances from Smeg, including wall oven, induction cooktop and range hood, with single drawer dishwasher from Fisher & Paykel. bedroom with wall of windows and built-in-robos. elegant bathroom combined European laundry with floor-to-ceiling tiling and walk-in-rain shower. large office space with floating desk. reverse cycle ducted heating and cooling. impressive lobby with secure intercom, mixed commercial premises and elegant courtyard garden. secure basement parking and storage. moments from Elouera Street light rail stop and only a 1-minute walk to Lonsdale Street cafes, bars and restaurants. 5-minute walk to the CBD. living 46.5m2. balcony 5m2. eer 6. body corporate \$583.74 per quarter