

7/50 Lowanna Street, Braddon, ACT 2612

home by holly

Sold Apartment

Friday, 20 October 2023

7/50 Lowanna Street, Braddon, ACT 2612

Bedrooms: 1

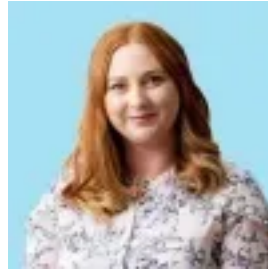
Bathrooms: 1

Parkings: 1

Type: Apartment



Holly Komorowski
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Tenille Paul
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\$490,000

#soldbyholly \$490,000 Light and bright with a cool industrial edge, this one-bedroom apartment has a convivial, laid-back appeal and a gorgeous organic materiality. Airy open spaces flow to courtyard balcony where alfresco living is embraced by the reaching arms of vintage oak tree. Lowanna is an award winning, architecturally designed, boutique residential development set within lush communal gardens. The dark brickwork and scale of the form references the original duplex dwellings that populated the site. Steel pop-out windows and timber baton work feel contemporary, while the rough-hewn utilitarian material employed, nods to both the industrial heritage of Braddon and the bush capital surrounds. A quiet street, belying the central urban locale and the building almost shy behind leafy mature trees. Yet the entryway is visually intriguing as a large iron and timber doorway swings open to sunny avenue that communes with the elements on two sides. Raw brick, concrete and heavy black steel add to the heady mix of textures and there are tempting glimpses of the secret gardens beyond. Storage is cleverly streamlined within the entry foyer. A timber wall hung shelf, with double drawers and handles made from champagne corks, adds a welcoming touch of whimsy. Bamboo flooring flows golden underfoot and to the right a surprisingly large bathroom is all polished stone and glass, with over-sized mirror cabinet, so there is a place for everything. Light floods the warm social space set with recessed birch-ply shelving beneath the bank of large picture windows. We love the warmth and depth this simply wrought shelving brings to the room, and the opportunity for display of books, ceramics, loved collections. Multiple glazing captures treetops, distant views to mountains and glass sliders open fully to balcony and sky. The kitchen is a chic combo of greys, soft oak, with sleek stainless steel appliances from Smeg. There is a clever study nook, European laundry and full-height pantry, all seamlessly blended into the elegant, minimalist scheme. The bedroom has a wall of built-in cabinetry in simple scandi white and a floor to ceiling window welcoming light and snapshot of balcony and trees. There is the snug enclosure of brick harmonising with the utilitarian corrugated zinc cladding, finished with delicate black outdoor light fixtures. The balcony is a wonderful sanctuary within this inner-city context, as a panorama of green envelopes and holds. 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..top floor apartment in the boutique Lowanna complex.one of only 24 apartments.open plan, light-filled living with reverse cycle split system.private balcony with lush treetop views.prime location in the relaxed suburban zone of Braddon.award winning design by Architect Marcus Graham.constructed in 2014 by Monarch Building Solutions.passive build.concrete internal walls with insulation to the outside, utilizing thermal mass and regulating temperatures; absolutely necessary in Canberra.elegant and thermally-efficient Luxaflex honeycomb blinds.fully equipped kitchen with integrated Smeg dishwasher, oven, hotplate and plenty of storage.one bedroom with generous built-in wardrobe.spacious bathroom with floor to ceiling tiles.convenient European laundry.excellent storage space throughout including open birch ply shelving.secure basement parking with storage cage.north facing, private communal garden.minutes' walk into the vibrant Braddon scene.within walking distance to the City Centre.easy access to public transport, light rail and bus stops FINE DETAILS (all approximate): EER: 4.5 Built: 2013 Zoning: RZ3 Living size: 54 sqm Balcony: 23 sqm Total: 77 sqm Rates: \$1,335.00 pa Land tax: \$1,535.00 pa (investors only) Admin: \$677.60 pq Sinking: \$224.20 pq Total: \$901.80 pq UV: \$148,000 (2023) Total number units in complex: 24 units Rental Opinion: \$480 - \$510 p/week