

705/1 Elouera Street, Braddon, ACT 2612

CARTER + CO

Unit For Sale

Thursday, 30 November 2023

705/1 Elouera Street, Braddon, ACT 2612

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Unit



James Carter And Nik Brozinic
0261763443



Keeley Gillespie
0261763443

Offers over \$650,000

The features you want to know!+ Light filled two-bedroom apartment in the Midnight Complex+ Open plan living and dining area+ Internal balcony with dual access+ Master bedroom with walk-in-robe and ensuite+ Second bedroom with built-in-robe+ Quantum quartz benchtops+ SMEG 60cm electric oven and cooktop+ SMEG rangehood and freestanding dishwasher+ Full height tiling to bathrooms+ European laundry+ Double glazing throughout+ LED downlights+ Visitor access via audio system+ Lockable storage cage+ Complex amenities include pool, cabana, gymnasium and accessible bathroomsWhy you want to live here!Located on the 7th floor, with 180-degree views and an abundance of natural light, Unit 705 is spread over 74m² (approx.) of internal living, with an enclosed balcony providing an additional 8m² (approx.). Poised in an envious corner position, natural light streams through the floor-to-ceiling double glazed windows. The contemporary kitchen features a quantum stone island benchtop, premium SMEG stainless steel appliances, and an induction cooktop. The sleek and polished living area seamlessly extends onto the balcony, enhancing the overall lifestyle experience.The master bedroom is a segregated private retreat, offering a walk-in-robe, ensuite and direct access to the balcony. The second bedroom has a walk-in-robe, and is conveniently located opposite from the main bathroom. Residents of the Midnight complex have the privilege of indulging in resort-style features, such as exclusive cabanas, an outdoor kitchen, a 25-meter pool, a fully equipped gym, and convenient changing room facilities. Positioned in the bustling Inner North, you'll find yourself in close proximity to Braddon's lively restaurants and nightlife, just a brief stroll away. Moreover, the Canberra CBD is a mere 5-minute walk, ensuring effortless access to both work and leisure pursuits.The stats you need to know!+ Unit: 180 (Door 705)+ Block: 25-48+ Section: 18+ EER: 6 stars+ Internal Living: 74m² (approx.)+ External: 8m² (approx.)+ Rates: \$1,954.43 per annum. (approx.)+ Land Tax: \$2,360.94 per annum. (approx.) *only payable if rented+ Strata: \$1355.30 per quarter. (approx.) *including sinking fund+ Heating and cooling: Reverse cycle split systems+ Car: One secure basement car space