

726/1 Elouera Street, Braddon, ACT 2612



Apartment For Sale

Tuesday, 14 May 2024

726/1 Elouera Street, Braddon, ACT 2612

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



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Offers over \$449,000

You can't beat Braddon when it comes to living the ultimate Inner-City lifestyle, and this modern apartment will see you taking in the very best this bustling suburb has to offer. Positioned on the 7th floor of the 4-year-old Midnight building, you'll secure access to one of the most enviable locales Canberra has to offer. There is currently a lease in place for the next 10 months. Investors will have a solid tenant immediately, or if you prefer to live in the property, you will have 12 months to prepare for your brand new lifestyle. The interiors have been designed with timeless taste in mind. The contemporary kitchen flaunts stone benchtops and stainless-steel appliances and walks directly into the open plan living and dining space. Dappled in natural light & with heating/cooling you can come home to rest knowing you'll be more than comfortable all year round. And what executive apartment would be complete without an alfresco balcony to welcome guests and ring in the evening with a glass of wine in hand. You'll be protected from the elements all year-round as it's conveniently covered overhead. Make sure you queue up some music on the in-built surround sound system and open the double-glazed sliding glass doors to create an unmatched, enjoyable atmosphere. With rest and relaxation in mind, all residents get the use of the resort-style facilities on offer in the Midnight building, gym, pool and sauna - not a bad way to start and/or end the day.

The Perks:

- Level 7 position in Midnight development
- Galley-style kitchen with stone benchtops, electric cooktop with rangehood, electric oven, stainless steel appliances, dishwasher
- Open plan living and dining space with wall mounted reverse cycle air conditioning unit
- Main bedroom with mirrored sliding door robes
- Bathroom with floor to ceiling tiling
- Enclosed European-style laundry with washing machine and dryer
- Linen storage cupboard
- Double glazed windows and sliding doors throughout
- Roller blinds on all windows and doors
- Covered balcony
- Security access to each level and into carpark
- Single allocated car space with lockable storage enclosure
- Gym, pool, and sauna facilities for use of all residents
- Pet friendly complex (subject to strata notification)

The Numbers:

- Level in building: 7
- Age of unit: 4 years (Built 2019)
- General Rates: \$443 per quarter approx
- Land Tax (investors only): \$548 per quarter approx
- Strata levies: \$932 per quarter approx
- Rental estimate: \$500/pw
- Energy efficiency rating (EER): 6 stars
- Name of development: Midnight
- Number of units in development: 230
- Strata manager: Grady Strata

Explaining the private treaty process:

- To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.