

820/1 Elouera Street, Braddon, ACT 2612

STONE

Apartment For Sale

Sunday, 10 December 2023

820/1 Elouera Street, Braddon, ACT 2612

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 80 m2

Type: Apartment



Alex Ogbonna
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\$590,000 - \$630,000

Buyer Guide: \$590,000 - \$630,000. The stylish interior includes a modern kitchen with Quartz benchtops, a pantry, soft close cabinetry, SMEG appliances and an island bench. The master suite features a walk-through robe, ensuite and private balcony. Enjoy your new lifestyle with a beautiful outlook across the city landscape to the surrounding mountains. Midnight is a stunning example of sophisticated apartment living with the perfect blend of a superior location and outstanding amenities which include a state-of-the-art art gym, an outdoor kitchen with facilities and private cabanas, a sauna and an indoor 25-metre heated pool. Situated in the heart of Braddon with all the vibrant cafes and buzzing nightlife this is a lifestyle opportunity not to be missed. Just a short walk and you will find all the amenities of the CBD and the convenience of the Elouera Street Light Rail stop at your door – it doesn't get any better. Features Overview:- Single-level floorplan apartment on the 8th floor- In-built speaker system- NBN connected- Age: 4 years (built-in 2019)- Units plan number: 4769- EER (Energy Efficiency Rating): 6 Stars Development Information:- Name of development: Midnight- Number of units in development: 230- Strata management: Grady Strata Sizes (Approx)- Internal Living: 72 sqm - Balcony 1: 6 sqm- Balcony 2: 2 sqm - Car Space: 13 sqm- Storage Shed: 3 sqm- Total residence: 80 sqm Prices- Strata Levies: \$1,391.25 per quarter- Rates: \$376.5 per quarter- Land Tax (Investors only): \$485.25 per quarter- Currently on a fixed term lease until 12 Feb 2024 for \$680 per week Inside:- Blackout blinds - Master bedroom with walk-in robe, ensuite and balcony- Spacious second bedroom/ study with ample natural light- Main bathroom with floor-to-ceiling tiles - Modern kitchen with quality appliances, ample storage space and an island bench- Open plan living with glass sliding doors through to the balcony and ample space for relaxing and/or entertaining- European-style laundry- Linen cupboard- Split Systems Outside:- Single car space with storage shed all located on basement level 3- 2 x balconies perfect for relaxing and enjoying the fresh air- Shared communal areas including state-of-the-art art gym, an outdoor kitchen with facilities and private cabanas, a sauna and an indoor 25-metre heated pool. Inspections: We are opening the home most Saturdays with mid-week inspections. However, If you would like a review outside of these times please email us on: jesssmith@stonerealestate.com.au Disclaimer: The material and information contained within this marketing is for general information purposes only. Stone Gungahlin does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.