

903/84 Northbourne Avenue, Braddon, ACT 2612

home by holly

**Sold Apartment**

Friday, 27 October 2023

903/84 Northbourne Avenue, Braddon, ACT 2612

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Jenny McReynolds  
0491850701



Cris O'Brien  
0409308038

**\$388,000**

#soldbymcreynolds #soldbycris \$388,000Rising above Northbourne and with elevated glimpses of Mort Street, this expansive apartment is a rare entry level offering, sitting right at the annexe of Braddon and the CBD. This enviable locale places you amongst some of the most expressive eating, drinking and shopping experiences that the city has to offer. Yet the apartment has a lovely quietude, offering stunning vistas of undulating mountains and vivid sunsets. The late nineties build is a mix of natural stone with striking sculptural awning composed of a series of fanned steel beams. A circular drive provides an easy drop-off and there is secure basement parking. The interiors have an exuberant materiality, as a heady mix of colours and textures combine within the spacious foyer. Moody black mixes with bright pops of yellow as wall length murals nod to the political and pastoral history of Canberra. The Stock Kitchen and Bar serves up relaxed breakfasts, the carpet is just a little bit wild and stainless steel lifts, whisk you to the top floor. Within, the spacious open plan kitchen, dining and living welcomes light and landscape via a wall of glass sliders. Doors can be opened to enjoy summer breezes and western views that capture the city scape. A kitchen is nicely arranged in one corner with plenty of storage, a cooktop, microwave and dishwasher. A huge bedroom with study-nook and built-in-robe flows nicely to a simply appointed ensuite bathroom. And the apartment comes fully furnished and freshly painted so you can move straight in. We love the comfy modern couches in soft grey blues and the padded wall hung bedhead. There is an all pervasive feeling of cosy tranquillity with a splash of playful colour, as a wire pendant in fire engine red, softly illuminates the dining table. The soothing aesthetic scheme can be enjoyed as is, or enhanced without the expense of structural renovations, think oak floating floors, soft sheers, an enveloping scandi peace. Or you could go full colour, NY style, emulating the best of Manhattan glamour, befitting this central inner-city pad. There is a lifestyle here, with indoor pool, sauna and gymnasium, just a short lift ride away. And underpinning it all is the brilliant position, in reach of the wonderful Braddon Precinct, and an easy stroll to the CBD, New Acton and the Lake. Braddon is famous for its unique blend of cool, independent businesses housed within old industrial buildings. More recently it has sprung exciting new, modern buildings. This mix of old and new informs a thriving, eclectic urban culture - a haven for independent cafes, restaurants, bars, boutiques, bakeries, and yoga studios. Just a few steps from Mort Street and an easy stroll to the CBD, this dynamic, central locale is seeded in all the rich cultural offerings that the city has to offer. The ANU, Melbourne Centre, New Acton precinct and O'Connor shops are close to hand. Throw in, ample green spaces, walking and biking trails, established trees, and gardens, and you have an enviable city/village mix. The home is also close to transport including the light rail and metro city station, connecting you to the whole of Canberra. features..serene one-bedroom apartment within the Mantra Hotel on Northbourne. rare entry level offering within sought-after Braddon. ready to move into and enjoy, purchase as a private investment or become part of the Mantra Hotel scheme (three options available). open plan kitchen, living and dining opening to balcony with stunning elevated views to buildings, the cityscape and mountains. large bedroom with study nook, built-in-robe and ensuite bathroom. fully furnished. freshly painted. kitchen with ample storage, electric cooktop, microwave and dishwasher. large reception/foyer with The Stock Kitchen and Bar serving up relaxed breakfasts. lift access .air conditioning. fire sprinkler .smoke alarm. electronic key lock. surveillance cameras on site. internet connection. communal indoor pool, sauna and gym. secure basement parking. walking distance to a cornucopia of restaurants, cafes, bars and shopping experiences. a short stroll to the CBD and the boutique eateries and cafes of New Acton. close to transport including the light rail and not far from the ANU and Lake Burly Griffin EER: 6 Rates: \$1,811 approx. per annum Body Corporate: \$4,078 approx. per annum