

303/1 Elouera Street, Braddon, ACT 2612

CARTER + CO

Apartment For Sale

Saturday, 29 June 2024

303/1 Elouera Street, Braddon, ACT 2612

Bedrooms: 1

Bathrooms: 1

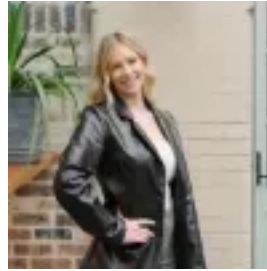
Parkings: 1

Area: 67 m2

Type: Apartment



James Carter And Nik Brozinic
0261763443



Frances Junakovic
0261763443

Offers Over \$469,000

The Features You Want To Know.+ Stylish one-bedroom apartment on the 3rd floor of "Midnight"+ Bedroom includes a built-in robe+ Kitchen fitted with quality Smeg appliances+ Plush carpeting throughout+ Bathroom features wall-to-ceiling tiles and wall-mounted vanity+ Roller blinds on all windows and doors+ Access to the balcony from the living and bedroom+ Ducted reverse cycle air conditioning + European laundry and Linen storage cupboard+ Visitor access via audio system+ Complex amenities include pool, cabana, gymnasium and accessible bathrooms

The Location.+ 2 Minutes to Australian National University+ 3 Minutes to Canberra Centre+ 4 Minutes to Ainslie Primary School+ 10 Minutes to Calvary Private Hospital

Why You Want To Live Here. Discover the epitome of modern living in this chic one-bedroom apartment situated on the 3rd floor of the prestigious "Midnight" complex. This residence offers a perfect blend of comfort, luxury, and convenience, ideal for those seeking a sophisticated urban lifestyle. Step into the spacious kitchen equipped with premium Smeg appliances that combine functionality with a sleek design. Cooking will never be a hassle with the abundance of storage and bench space throughout. Plush carpeting extends throughout the apartment, adding a touch of elegance and warmth to your open plan living space. Enjoy the comfort of a generously sized bedroom complete with a built-in robe, providing ample storage space. The bathroom is a sanctuary of style, featuring wall-to-ceiling tiles and a contemporary wall-mounted vanity. A European laundry and additional linen storage cupboard offer practical solutions for your day-to-day needs. Step out onto the balcony from either the living area or the bedroom, and enjoy a breath of fresh air. Roller blinds are installed on all windows and doors, ensuring privacy and light control. Stay comfortable year-round with ducted reverse-cycle air conditioning. Get ready to dive into luxury with the pristine swimming pool, perfect for splashing around or pretending you're in a tropical paradise. Keep those muscles in check at the gym, where even your excuses will get a workout. And don't forget our accessible bathrooms, designed with the kind of thoughtful attention that'll make you feel like royalty. Conveniently located amidst bustling cafes, restaurants, and a variety of amenities, the location couldn't be more ideal. Whether you're looking for a place to call home or a savvy investment opportunity, this apartment is perfectly suited to meet your needs.

The Stats You Need To Know.+ Block: 25-48+ Section: 18+ EER: 6+ Unit Plan: 4769+ Internal Living: 59m2 (approx.)+ Balcony: 8m2 (approx.)+ Land Tax: \$2,103 per annum (approx.)*only payable if rented+ Rates: \$1,761 per annum. (approx.)+ Strata: \$932 per quarter. (approx.) *including sinking fund+ Heating and cooling: Ducted reverse cycle air conditioning + Rental Appraisal: \$540-\$560 per week (approx.)+ Car: One secure car space and 2m2 Storage cage