

**403/42 Mort Street, Braddon, ACT 2612**

home by holly

**Apartment For Sale**

Sunday, 23 June 2024

403/42 Mort Street, Braddon, ACT 2612

**Bedrooms: 1**

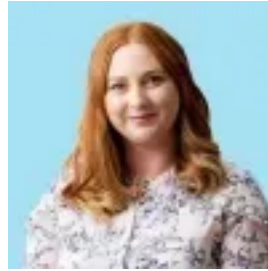
**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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**\$420,000 +**

One imagines summer nights informed by breezes, a lovely feeling of both openness and privacy. Bankable sliders, a wonderful device when entertaining, extending the bedroom, embracing the social domain...spilling to the sunlit balcony and views out and over the happenings of Mort Street. This breezy one-bedroom studio apartment occupies an elevated position within the heart of Braddon. A moody palette of industrial steel, muted organic hues and midnight black combine with walls of glass to dramatic effect. Finished to exacting high standards, the industrial notes of the interior nod to the mash-up of old and new that is Braddon; perfectly capturing the after dark mood of this exciting inner-city locale. M\_Forty Two is an edgy new development, architecturally designed by Judd.Studio and composing of 68 apartments. The red brick façade and neon sign makes way for an airy central corridor, with mixed commercial spaces on either side. The central atrium garden awash in serenity, as sunlight dapples towering concrete walls and soft plantings crowd meditative timber seating. While above, the top floor communal barbecue area pitches you among heady views over Lonsdale, out to blue sky, distant mountains The sleek barbecue island is a wonderful focal and gathering point, perfect for relaxed communion with friends and neighbours. Intimate foyer, European laundry and sleek bathroom welcome a sumptuous modernity, and a considered materiality that includes washed black oak, natural stone and ceramic tiling in a mix of organic hues. Beyond the hall is a sun drenched social arena, where swathes of dark framed glass welcome views, extending the living space to sheltered balcony. Pocket sliders can be opened or closed to dramatic effect, revealing or privatising the large bedroom, with its wall of sleek mirrored robes, soft carpeting and fixed window welcoming an ambient natural light. The well-equipped kitchen is housed along one wall and is finished in washed oak in matt black, with 20mm stone worktops. Quality appliances from Smeg and Fisher & Paykel blend seamlessly with the aesthetic. We love the kit-kat tiling in sage green, the soft oak timber flooring and the effortless open sociability that informs the whole space, spilling to the open air, the enticing city lights. Private intercom access ensures security and there is also the convenience of basement parking and storage. While outside you are greeted by all the creative vitality of Braddon by day or night...great coffee, food, drinks, exercise, community. By the way, it is a few steps to the tram, and easy stroll to the CBD and there is a surrounding of tranquil green spaces, for restorative nature bathing, creative contemplation. features..stunning one bedroom studio apartment, with balcony in central Braddon. housed within the stylish M\_Forty building. communal courtyard garden and rooftop terrace with barbecue area. floating timber floors in light oak. abundance of natural light .double glazing. open kitchen, dining and living flowing to balcony overlooking Mort Street. contemporary kitchen with banks of black washed oak cabinetry, 20mm stone benchtops, kit-kat tiled splashback and quality appliances from Smeg, including wall oven, induction cooktop and range hood, with single drawer dishwasher from Fisher & Paykel. bedroom with slide away doors and wall of mirrored robes. elegant bathroom with walk-in-rain shower .European laundry with Fisher & Paykel dryer. reverse cycle ducted heating and cooling. impressive lobby with secure intercom, mixed commercial premises and elegant courtyard garden. secure basement parking and storage. moments from Elouera Street light rail stop and only a 1-minute walk to Lonsdale Street cafes, bars and restaurants. 5-minute walk to the CBD FINE DETAILS (all approximate): EER: 6.0 Built: 2023 Living size: 40 m<sup>2</sup> Balcony: 4.5 m<sup>2</sup> Total: 44.5 m<sup>2</sup> Body corporate: \$483.26 p/q 82 units in complex (both residential & commercial) Rental opinion: \$500 - \$540 p/wk