

526/1 Elouera Street, Braddon, ACT, 2612

Apartment For Sale

Wednesday, 11 September 2024

526/1 Elouera Street, Braddon, ACT, 2612

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment

Midnight Marvel

Nestled within the sought-after "Midnight Development," this executive 1-bedroom apartment is a reflection of inner-city living at its best, combining modern elegance with unparalleled convenience. Constructed just 4 years ago this residence offers a unique opportunity for first-time buyers, investors, and those seeking a vibrant urban lifestyle.

From the moment you step into this chic fifth-floor apartment, you're enveloped in a sense of contemporary luxury, complemented by East facing views, away from the busy traffic of Northbourne Ave. Picture yourself starting your day with a coffee on your private, covered balcony, soaking in the atmosphere of Braddon's dynamic surroundings. The light-filled, open-plan living area features stylish carpet that seamlessly connects to the well-appointed tiled galley-style kitchen, complete with sleek stone benchtops and stainless steel appliances.

The apartment's design extends into the bedroom equipped with a built-in wardrobe. The bathroom is located at the front of the home and includes floor to ceiling tiles, a large shower and vanity.

Additional highlights include reverse cycle heating and cooling for year-round comfort, an enclosed European-style laundry in the bathroom with a washing machine and dryer, and secure access to a single basement parking space with a lockable storage enclosure. Residents also have access to outstanding amenities, including a gym, pool, and sauna.

Features of this home include:

- Fifth-floor apartment with impressive city views
- Open-plan living and dining area with abundant natural light
- Galley-style kitchen with stone benchtops, stainless steel appliances, and dishwasher
- Generously sized bedroom with built-in wardrobes
- Stylish bathroom with floor-to-ceiling tiling
- Enclosed European-style laundry with washing machine and dryer
- Covered balcony is ideal for relaxation and entertaining
- Reverse cycle heating and cooling for year-round comfort
- Secure access to each level and car park
- Gym, pool, and sauna facilities for residents
- Pet-friendly complex (subject to strata notification)

Key Figures:

- EER: 6 stars
- Living Area: 47 m²
- Balcony: 8 m²
- Age: 2019
- Development: Midnight
- Total Number of Units: 230
- Rates: \$440 per quarter (approx.)
- Strata Levies: \$900 per quarter (approx.)
- Land Tax (Investor Only): \$520 per quarter (approx.)
- Rental Estimate: Currently rented for \$520 per week

Living in Braddon offers a vibrant urban lifestyle with easy access to Canberra's best cafés, restaurants, and cultural attractions. The suburb's blend of modern living and historic charm provides a unique and appealing atmosphere.

Disclaimer: The information contained in this advertisement has been provided by sources we believe are reliable, however we cannot guarantee its accuracy and recommend any interested parties rely on their own enquiries.