

531/1 Elouera Street, Braddon, ACT 2612

STONE

Apartment For Sale

Sunday, 23 June 2024

531/1 Elouera Street, Braddon, ACT 2612

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 61 m2

Type: Apartment



Sam Dyne
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\$449,000+

Claim your place in the heart of Canberra with this stylish apartment in the modern Midnight complex. With sleek amenities, white walls and floor-to-ceiling windows, this home enjoys a bright atmosphere from clean design and natural light. Its convenient floorplan and open living-dining area allows for an abundance of interior design opportunities to truly make the place yours. Within the Midnight apartment complex, residents have access to its resort-style amenities. There is plenty to do with an indoor 25m heated pool, sauna and a gym. An outdoor kitchen is also available and perfect for entertaining your guests or a relaxing night out, altogether providing a high-class apartment experience for any occasion. Only a minute's drive or walking distance into the Braddon and City central business district, residents are as close as ground-floor proximity to all the shops, restaurants, transport options (including the Canberra Light Rail) for access to an abundance of amenities. Combined with the reserves, mountains and Lake Burley Griffin in the surrounding areas, 531/1 Elouera Street is set to provide the vibrant urban lifestyle that the heart of Canberra has to offer you.

Features Overview:- 5th floor apartment- Single level floorplan- Located as close as ground-floor proximity into the Braddon and City central business district areas for shops, restaurants, cafes, entertainment and other amenities- NBN connected with Fibre To The Complex- Age: 5 years (built in 2019)- EER (Energy Efficiency Rating): 6.0 Stars Sizes (Approx.)- Internal Living: 53 sqm- Balcony: 8 sqm- Total residence: 61 sqm Prices:- Strata levies/Community title: \$943.15 per quarter- Rates: \$358.53 per quarter, approx.- Land Tax (Investors only): \$452.57 per quarter, approx.- Conservative rental estimate (unfurnished): \$500 per week Inside:- Shared living-dining area- Modern kitchen design- European laundry- Split system heating- Electric hot water system- Built-in speakers in ceiling- In complex: indoor 25m heated pool, gym, sauna and outdoor kitchen Outside:- Corner balcony accessible from bedroom and living area

Inspections: We are opening the home most Saturdays with mid-week inspections. If you would like an inspection outside of these times please email us at: samdyne@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 disclaims 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.