

718/1 Elouera Street, Braddon, ACT, 2612

independent
PROPERTY GROUP

Apartment For Sale

Saturday, 2 November 2024

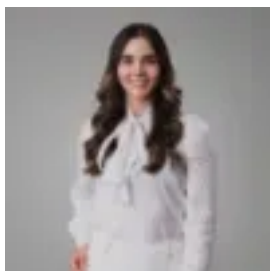
718/1 Elouera Street, Braddon, ACT, 2612

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Lucy Cameron
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Luxurious 2-Bedroom Apartment in Braddon's Prestigious 'Midnight' Complex

Situated in the prestigious 'Midnight' complex in Braddon, this beautiful 2-bedroom apartment on the 7th floor combines convenience, comfort, and style. The open-plan layout has been thoughtfully designed to make the most of the space.

Upon entering, you'll find a linen closet and storage space to the right, leading into the spacious main bedroom with an ensuite. This bedroom features a large built-in robe, plush carpeting, reverse cycle air conditioning, and a luxurious ensuite with floor-to-ceiling tiles and mirrored storage. The main bathroom, located opposite the European-style laundry, mirrors the quality of the ensuite, with a modern design and high-end finishes.

The kitchen is both practical and stylish, with tiled floors, soft-close cabinetry, a generous island bench, and ample storage. The carpeted living areas create a cozy atmosphere, and the second bedroom, with built-in mirrored robes, receives plenty of natural light.

The spacious north-facing living area includes reverse cycle air conditioning and flows seamlessly onto a private balcony, ideal for relaxing or entertaining, with views of the building's beautiful atrium.

Located in the heart of Braddon, this apartment offers a vibrant lifestyle with nearby dining, entertainment options, and the Canberra CBD within easy walking distance.

Residents enjoy exclusive access to resort-style amenities, including a heated indoor pool, a fully equipped gym, and a relaxing sauna. Additionally, the ground floor hosts a bar and restaurant, making it easy to unwind and socialize just steps from your door.

- ☑ North facing
- ☑ Open plan living
- ☑ Two bedrooms
- ☑ Two bathrooms
- ☑ European laundry
- ☑ Floor to ceiling tiles
- ☑ Two reverse cycle air conditioning units
- ☑ Double glazed windows
- ☑ Carpeted in living areas
- ☑ Tiled flooring in kitchen
- ☑ Level 7 (top floor)
- ☑ Intercom access
- ☑ Secure parking with storage cage
- ☑ 25m indoor heating pool
- ☑ Fully equipped gym
- ☑ Sauna

Essentials: (approx.)

EER: 6

Living size: 89m²

Balcony size: 10m²

Rates: \$2,019 p.a

Land Tax: \$2,548 p.a

Rental Estimate: \$600-\$630 p.w