

9/50 Lowanna Street, Braddon, ACT 2612

home by holly

Apartment For Sale

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9/50 Lowanna Street, Braddon, ACT 2612

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



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\$680,000+

Clever integrated storage distinguishes this elegant two-bedroom apartment, housed within the stylish Lowanna development. High ceilings and clerestory windows usher in an airy spacious delight, as living drifts, oh so effortlessly, to a sunny northern balcony that floats within the trees. Lowanna is an award winning, architecturally designed, boutique residential development set within gorgeous communal gardens. The historic duplexes that once populated the site are referenced in the low forms, the use of dark brickwork. There are contemporary steel pop-out windows and handsome timber batons, and a wonderful architectural feel to the entryway, as a large iron and timber doorway swings open to a sunny avenue that communes with the elements on two sides. Raw brick, concrete and heavy black steel add to the industrial feel, and there are tempting glimpses of the secret gardens beyond. There really is a place for everything, as integrated storage is maximised, from the tall cabinetry that lines the hallway, featuring within the kitchen and both bedrooms, to the clever storage that runs beneath the bedroom windows. A lot of thought has gone into function combined with a sumptuous and paired-back materiality. There is an effortless vibe at work, as easy living combines with an understated modern chic. Family and social life flourishes within the double-height living area, with its bevy of beautiful gestures, from soaring raked ceilings, walls of glazing and clerestory windows. Nature really does float within, the room extending to deep timber balcony, tree dotted horizons. Think, extravagant dinner parties spilling to champagne evenings or a relaxed drink before heading out to the beckoning night life of Lonsdale Street. The kitchen is a chic combo of dark tones with pops of light timber and sleek stainless-steel appliances from Smeg, including a stylishly integrated dishwasher. There is European laundry and full-height pantry, all seamlessly blended into the elegant, minimalist scheme. Wall hung vanities with stone countertops, mirror storage and a neutral tonality characterise both bathrooms. The master merging to private ensuite and both peaceful bedrooms blessed with soft light and captured snapshots of the reaching arms of mature trees. We love the snug enclosure of the timber clad walls and balcony ceiling, the open balustrade and the generosity of space for dining and lounging. The long balcony, such a wonderful sanctuary within this inner-city context, the natural panorama both soothing and holding. And the inclusions throughout the home that make life so comfortable – electric clerestory windows, RC air conditioning, double glazing and soft carpets that stretch warm and insulating under foot. Lowanna St is perfectly positioned for an endless selection of cafes, bars, restaurants while offering the restorative peace of ample green spaces, including all the biking and walking trails of Mt Ainslie. The Braddon precinct extends a vast array of independent stores, great hospitality venues, bakeries, yoga studios... There is the famous Asian and international cuisine of the Dickson precinct and not far, the village charm of Ainslie shops with its much loved IGA and gastro pub. The CBD is whisper close and with buses and light rail at your doorstep you can ditch the car, easily exploring the whole of Canberra. features... top floor apartment in the boutique Lowanna complex. one of only 24 apartments. open plan, light-filled living with reverse cycle split system. soaring ceilings and auto clerestory windows. private balcony with lush treetop views. prime location in the relaxed suburban zone of Braddon. award winning design by Architect Marcus Graham. constructed in 2014 by Monarch Building Solutions. passive build. concrete internal walls with insulation to the outside, utilizing thermal mass and regulating temperatures; absolutely necessary in Canberra. fully equipped kitchen with integrated Smeg dishwasher, oven, hotplate and plenty of storage. both bedrooms with generous built-in wardrobes and extra built-in cupboards beneath the windows. master bedroom with ensuite. family bathroom. convenient European laundry. excellent storage space throughout including a bank of cupboards within the entry foyer. secure basement parking with storage cage. north facing, private communal garden. minutes' walk into the vibrant Braddon scene. within walking distance to the City Centre. easy access to public transport, light rail and bus stops. FINE DETAILS (all approximate): EER: 5.0 Built: 2014 Zoning: RZ3 Living size: 82 sqm Balcony: 14 sqm Total: 96 sqm Rates: \$1,395 pa Land tax: \$1,612 pa (investors only) Admin: \$3,801.88 p/yr Sinking: \$1,144.88 p/yr Total: \$4,946.76 p/yr Total number units in complex: 24 units Tenants currently paying: \$680 p/wk FIXED TERM TENANCY until 9 March 2025