

25/16 Elouera Street, Braddon, ACT, 2612



Unit For Sale

Thursday, 29 August 2024

25/16 Elouera Street, Braddon, ACT, 2612

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Unit



Bree Currall
0262959911



Chloe Lindbeck

Exclusive Inner-City Living in Braddon's Finest Boutique Development

Welcome to Halston Residence, an exclusive boutique development by BLOC, featuring only 35 units and nestled in the heart of vibrant Braddon. Boasting a perfect northerly aspect, you'll enjoy breathtaking views over the city and up to Mount Ainslie from your sophisticated, stylish new home.

Step inside to discover classic textures and timeless finishes, meticulously designed to create a clean and crisp living environment. Floor-to-ceiling windows on the northern end flood the apartment with natural light, while high ceilings enhance the sense of openness. The kitchen, overlooking the dining area, is a chef's dream with ample bench space, a standout 40mm Caesarstone benchtop, and top-of-the-line SMEG appliances, pendant lighting adds a touch of elegance. The open-plan layout seamlessly connects the dining and living areas to the balcony-perfect for entertaining or simply unwinding.

Your master bedroom is a serene retreat, complete with a ceiling fan for year-round comfort, expansive built-in robes, and a luxurious ensuite featuring under-tile heating and a heated towel rack. The second and third bedrooms are equally impressive, offering mirrored sliding doors, built-in robes, and captivating views of the iconic rainbow roundabout and Telstra Tower. These bedrooms share a sleek, well-appointed bathroom, featuring full-height wall tiling, a custom wall-hung vanity with LED lighting, under-tile heating, and a heated towel rack.

Halston Residence fosters a strong sense of community with a dedicated communal room on the ground floor, perfect for hosting gatherings. All that Braddon has to offer is just at your doorstep! This wonderful 3 bedroom apartment is perfect for the everyday professional, family or downsizer.

Additional features include a spacious study with ample storage, ideal for a work-from-home setup, and two separate storage cages for your convenience.

- * Exclusive boutique development by BLOC in vibrant Braddon
- * Only 35 units in the complex
- * Perfect northerly aspect with views over the city and Mount Ainslie
- * Classic textures and timeless finishes; floor-to-ceiling windows
- * Kitchen with ample bench space, 40mm Caesarstone benchtop, SMEG appliances, pendant lighting.
- * Open-plan layout with seamless connection to the 8sqm balcony
- * Master bedroom with ceiling fan, built-in robes
- * Luxurious ensuite featuring under-tile heating and heated towel rack
- * Second and third bedrooms with mirrored sliding doors, built-in robes
- * Views of the rainbow roundabout and Telstra Tower from the bedrooms
- * Sleek bathroom with under-tile heating and LED lighting.
- * Fantastic study nook with storage
- * European laundry
- * Reverse cycle heating and cooling + ceiling fans in 2 bedrooms
- * Two separate storage cages, one on apartment level and one in basement
- * Two side by side car parks with direct access to the lifts
- * Communal ground floor room for gatherings
- * Location is a premium, the vibrant hub of Braddon is at your fingertips
- * Access to public transport, city centre, educational facilities and more
- * Suitable for professionals, families, or downsizers

Strata: \$1,636pq (approx.)

Rates: \$2,423pa (approx.)

Land Tax: \$3,335pa (approx.)

EER: 6.0

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