

**610/1 Elouera Street, Braddon, ACT, 2612**

**Unit For Sale**

Wednesday, 16 October 2024



THE  
PROPERTY  
COLLECTIVE

610/1 Elouera Street, Braddon, ACT, 2612

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**

## Luxury City Living with Flexible Floor Plan + 3 Bedroom Potential

### Luxury City Living with Flexible Floor Plan + 3 Bedroom Potential

Welcome to Midnight in Braddon, where the world comes to life after dark. Your chance is here to secure a stunning two-bedroom unit with potential for a third bedroom conversion on level 6 of Braddon's highly sought-after Midnight building, presenting the ultimate combination of luxury, convenience, and atmosphere.

Midnight stands tall as a single address. Inspired exterior facades deliver two rich facets of modern Canberra seamlessly in one extraordinary design. With over 115m<sup>2</sup> of indoor and outdoor living, sun-drenched apartment has an impressive outlook with the convenience of the City at your doorstep.

Available for sale for the first time since completion in 2019 - It is not hard to see why properties like this are tightly held and highly sought after. As you walk through the front door, you will notice the impressive outlook towards Black Mountain and Telstra Tower, glossy white walls combined with textured accents and a generous living area which is spacious enough to accommodate a large lounge setting and dining table - something rarely found in apartments.

A gourmet kitchen with premium SMEG appliances, ample stone benchtops, and a generous pantry completes the picture; but with a bar, restaurant, and provedore on the ground floor of Midnight, who needs to eat at home? The kitchen overlooks the expansive dining and living area that leads out to the balcony, which was designed to maximise the indoor-outdoor connection so you can enjoy magnificent sun sets from the comfort of your living room.

You will appreciate the double-glazed floor-to-ceiling windows in every room of this apartment which creates an unparalleled sense of space and light. Masses of storage throughout, walk-in robe in the master bedroom leading to the ensuite, as well as a large basement locker on-grade with your carparks. There is also plenty of scope to convert the media room to a spacious third bedroom or home office.

With high-end designer inclusions throughout and a clever design, this apartment is a unique offering and not one to be missed. Located directly adjacent to the Elouera Street light rail stop and only a 1-minute walk to Lonsdale Street cafes, bars and restaurants or a 5-minute walk to the Canberra CBD, Midnight is the only place to call home.

#### The Perks:

- 2 bed, 2 bathroom, 2 car
- Media room with potential for 3rd bedroom conversion
- "Midnight" offers an urban oasis that never sleeps
- West facing aspect with plenty of light across all seasons
- Single level design with additional media room/3rd bedroom
- Stylish & modern kitchen with reconstituted stone benchtops
- Main bedroom with walk through robes through to stylish ensuite
- Good-sized second bedroom\* with stunning views
- Bathrooms with floor to ceiling tiles, semi-frameless shower + toilet
- Full Size laundry with Simpson wall mounted dryer included
- Featured L.E.D downlights throughout for lighter brighter living
- Double glazing, SMEG appliances and extensive joinery
- NBN connected
- Double basement car space with storage
- 25-metre indoor lap pool
- Gym with state-of-the-art equipment and change room facilities
- Extensive private and public underground parking

\* Option for additional storage, enquire with agent

The Numbers:

- Living size: 102m<sup>2</sup> approx.
- Balcony: 13m<sup>2</sup> approx.
- Total build: 115m<sup>2</sup> approx.
- Body Corporate: \$1,715 p.q approx.
- Rates: \$553 p.q approx
- Rental Estimate: \$750-\$770 p.w
- Build: 2019
- EER: 6 stars