

621/1 Elouera Street, Braddon, ACT 2612



Unit For Sale

Saturday, 29 June 2024

621/1 Elouera Street, Braddon, ACT 2612

Bedrooms: 2

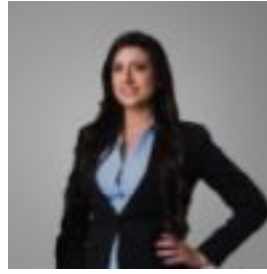
Bathrooms: 1

Parkings: 1

Type: Unit



Phil Smith
0451502105



Lauren Myles
0422635679

Offers over \$545,000

Welcome to the Midnight Building, where contemporary living meets urban convenience. Upon entering the building you'll appreciate the luxury, the style and the security offered at Midnight. This sleek and modern 2-bedroom apartment offers a comfortable lifestyle in the heart of Braddon. Whether you're a first-time buyer, downsizer, or savvy investor, this property ticks all the boxes. The property has served its owners well. Originally purchased to provide a comfortable, convenient, and safe home for their daughter whilst attending university in Canberra. More recently the apartment has been leased as an executive rental property achieving in excess of 7.5% annual rental yield, which is excellent. The location is perfect. The apartment enjoys close proximity to the vibrant Braddon precinct. Enjoy the trendy cafes, boutique shops, and renowned restaurants just a short stroll from home. The city centre, ANU, and public transport options are easily accessible with the light rail right at your doorstep. Entering the apartment you'll immediately discover the open-plan layout. This apartment is in fact a mobility access design so wider walkways and doorways feature. You'll love the stylish kitchen featuring stone benchtops and European appliances. The living area flows seamlessly from the kitchen to a private alfresco balcony offering a flexible and inviting atmosphere. The stylish main bedroom boasts built-in mirror front robes, complemented by modern conveniences such as, plush carpet, led lights and double-glazed windows/doors also leading directly out to the balcony. A secure basement car space plus storage and use of the communal facilities, indoor pool, gym and sauna all add to the appeal of this beautiful apartment. Don't miss out on this fantastic opportunity to own a slice of Braddon's cosmopolitan lifestyle. Enquire today! Property features:-
• Spacious main bedroom with built in wardrobe
• 2 way bathroom with access to second bedroom/study
• Contemporary Design, The apartment boasts clean lines, neutral tones, and abundant natural light
• Low-Maintenance Living, Ideal for busy professionals or those seeking a lock-and-leave lifestyle.
• Secure Parking, No more hunting for street parking-your designated car space awaits.
• Private east facing Balcony, Enjoy your morning coffee or unwind in the evenings on your own balcony.
• The property is fitted with a built in, ceiling-mounted Yamaha audio system
• Investors delight, Financial results for the calendar year 2023 Feb-Dec inclusive show a Gross Rental return of \$40,575 and fees of \$1,279 leading to a Net Rental for the 11 months of \$39,265. Complex Features:-
• 25 meter lap pool
• Cascading waterfall into reflection ponds
• Extensive private and public underground parking
• Gym with equipment with change rooms
• Luxury lobby with intercom
• Midnight bar & restaurant
• Directly adjacent to the Elouera Street light rail stop
• Easy walk to Lonsdale Street cafes, bars, and restaurants
Essentials:
• EER: 6 stars
• Living size: 61m²
• Balcony: 10m²
• Strata Company: Grady Strata
• Strata Levies: \$1,040 pq
• Rates: \$455.35 pq
• Land tax: \$542.42 pq
• Age: Built 2019