

702/1 Elouera Street, Braddon, ACT, 2612

CARTER + CO

Unit For Sale

Thursday, 5 September 2024

702/1 Elouera Street, Braddon, ACT, 2612

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit

Indulge in luxury or secure a high-yield investment

The Features You Want To Know.

- + Two bedroom apartment situated on the 7th floor of "Midnight"
- + Kitchen fitted with high-quality SMEG appliances and plenty of storage
- + Mirrored built-in robes in both bedrooms
- + Open plan living and dining space with split system
- + Balcony access from the living room and master
- + Plush carpeting throughout
- + Bathroom features wall-to-ceiling tiles and wall-mounted vanity
- + European Laundry
- + Double-glazed windows and sliding doors throughout
- + Visitor access via audio system
- + Complex amenities include pool, cabana, gymnasium and accessible bathrooms

The Location.

- + 2 Minutes to Australian National University
- + 3 Minutes to Canberra Centre
- + 4 Minutes to Ainslie Primary School
- + 10 Minutes to Calvary Private Hospital

Why You Want To Live Here.

Experience the pinnacle of contemporary living in this stylish two-bedroom apartment, located on the 7th floor of the prestigious "Midnight" complex. Designed for those who appreciate luxury, comfort, and convenience, this residence is perfect for embracing an elegant urban lifestyle.

The modern kitchen is a chef's dream, equipped with high-end Smeg appliances and ample bench and storage space, making meal preparation a pleasure. Plush carpeting flows throughout the apartment, creating a cozy and refined atmosphere in the open-plan living area.

Both bedrooms are spacious and feature built-in robes, offering plenty of storage. Step out onto the balcony from the living area or one of the bedrooms to enjoy some fresh air and outdoor space. The sleek bathroom, adorned with wall-to-ceiling tiles and a modern wall-mounted vanity, provides a spa-like retreat. Additionally, a European laundry ensure practicality and ease in everyday living.

Residents can also take advantage of the complex's premium amenities, including a pristine swimming pool for relaxation and a fully-equipped gym to keep up with your fitness goals. The complex also includes accessible bathrooms, ensuring convenience for all.

Situated in a prime location surrounded by vibrant cafes, restaurants, and an array of amenities, this apartment offers an unbeatable urban lifestyle. Whether you're searching for a new home or a smart investment, this property ticks all the boxes

The Stats You Need To Know.

- + Block: 25-48

- + Section: 18
- + EER: 6 Stars
- + Unit Plan: 4769
- + Built: 2019
- + Internal Living: 61 m2 (approx.)
- + Balcony: 8 m2 (approx.)
- + Land Tax: \$1,679 per annum (approx.)*only payable if rented
- + Rates: \$451 per quarter (approx.)
- + Strata: \$1,004.05 per quarter (approx.) *including sinking fund
- + Heating and cooling: Split System
- + Rental Appraisal: \$590 - \$610 per week (approx.)
- + Tenancy: Fixed term ending 18th April 2025 at \$640 per week
- + Car: One secure car space and storage cage