

1/28 Torrens St, Braddon, ACT, 2612

Apartment For Sale

Friday, 10 January 2025

1/28 Torrens St, Braddon, ACT, 2612

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Lucy Cameron
0438757057

Stylish living in the heart of Braddon...

Nestled in the vibrant heart of Braddon, this ground-floor, one-bedroom apartment in the Dowling complex offers a lifestyle of convenience, comfort, and charm. The leafy canopy along Torrens Street provides a serene backdrop to urban living.

The open-plan design seamlessly connects the dining and living areas, creating an ideal space to host friends or unwind after a long day. The living area extends to a private balcony, perfect for relaxation or entertaining amidst tranquil surroundings. The kitchen, complete with a breakfast bar, enhances the social atmosphere—pull up a stool, pour a glass of champagne, and enjoy good company.

The well-sized bedroom features dual built-in wardrobes, maximizing storage while maintaining an uncluttered space. A two-way ensuite adds convenience, and the spa bath offers a luxurious escape to soak away stress. A European laundry, neatly tucked within the ensuite, maintains functionality without compromising aesthetics.

Practicality meets modern comfort with thoughtful inclusions such as intercom access, freshly painted interiors, and new LED lighting throughout. Reverse-cycle air conditioning ensures year-round comfort, while secure basement parking with additional storage provides peace of mind.

Life at Dowling is enhanced with impressive shared amenities. Enjoy a workout in the large gym, challenge friends on the outdoor tennis court, or take a refreshing dip in the heated indoor lap pool. These facilities cater to both relaxation and recreation, offering a well-rounded lifestyle.

The apartment's prime location is unparalleled. A short walk to the Civic Centre ensures easy access to shopping, dining, and entertainment. Haig Park Markets, gyms, schools, childcare centres, and public transport options like the light rail are all within a few minutes' stroll. Whether grabbing coffee at a local café or enjoying a meal at a nearby restaurant, the best of Braddon is at your doorstep.

This apartment is perfect for first-time buyers or astute investors looking to secure a home in one of Canberra's most sought-after suburbs.

Features:

- Ground-floor one-bedroom apartment
- Open plan living and dining area with private balcony
- Kitchen with breakfast bar for casual dining and entertaining
- Bedroom with dual built-in wardrobes for extra storage
- Two-way ensuite with spa bath and European laundry
- Freshly painted interiors with new energy-efficient LED lighting
- Reverse-cycle air conditioning for year-round comfort
- Intercom system for secure guest access
- Secure basement parking with dedicated storage unit
- Access to resort-style facilities including a fully equipped gym, heated indoor pool, and outdoor tennis court
- Quiet, tree-lined street with a peaceful setting
- Short walk to Civic Centre, cafes, restaurants, and Haig Park Markets
- Convenient access to schools, childcare centres, and public transport
- Light rail station just minutes away for easy commuting

Close to:

- 250m (5-minute walk) to Civic Pub
- 550m (7-minute walk) to the Canberra Centre
- 1.3km (16-minute walk) to the Casino Canberra

- 750m (9-minute walk) to Ainslie School
- 450m (5-minute walk) to the Braddon Tennis Club
- 400m (5-minute walk) to the Haig Park Markets
- 190m (2-minute walk) to the Braddon Rugby League Park

Essentials (approx.)

EER: 4.5

Living size: 63m²

Balcony size: 14m²

Rates: \$2,056 p.a.

Land tax (investors only): \$2,638 p.a.

Strata levies: \$1,188 p.q.