

**13/7 Coolac Pl, Braddon, ACT, 2612**



**Unit For Sale**

Wednesday, 18 December 2024

13/7 Coolac Pl, Braddon, ACT, 2612

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**

## Lovely alfresco space makes for a soothing city-fringe apartment

This lovely apartment brings a multitude of lifestyle advantages seldom seem in comparable properties. For starters, it's in a quiet cul-de-sac on the fringe of the city just steps from a lovely reserve and only a 10-minute stroll from Braddon's vibrant restaurant, retail and weekend market scene. Being on the ground floor, it benefits from a covered entertainment terrace that flows to a beautiful courtyard surrounded by a leafy complex garden beyond. Open the elegant Crittall-style double glass sliding doors that lead from the open living and dining area here and you enjoy the epitome of indoor-outdoor living with a bonus of exceptional air flow. The kitchen is a well-designed space that incorporates a breakfast bar, full-height pantry electric cooktop, oven and new dishwasher. Two sizeable bedrooms include the primary, with its wall of triple built-in wardrobes, and a private ensuite. The second bedroom has a built-in wardrobe, full-height windows and direct access to the two-way main bathroom, effectively also making it an ensuite. This apartment comes with two secure basement parking spaces, but a light-rail stop just 6-minutes' walk away, provides options to indulge in a stress-free commute.

### FEATURES

- Lovely ground floor apartment in low-rise complex
- Leafy cul-de-sac location
- Intercom entry
- Split-system to living and family area
- White kitchen with black stone benchtops and dark tiled floors
- Carpet to bedrooms and family/meals
- New dishwasher
- Full-height windows throughout
- Covered terrace plus low-maintenance courtyard
- Two parking spaces
- Close to city amenities

### Statistics:

- Rates: \$2,486 (approx)
- Land Tax (if rented): \$3,532 p.a (approx)
- Body Corporate: \$9,414 p.a (approx)