



712/45 Ainslie Avenue, Braddon

Elevated City Living

Positioned in the heart of the city, this contemporary apartment delivers a connected urban lifestyle with the balance of space, privacy and everyday convenience. Welcome to Founders Lane, where modern design, elevated amenity and an unbeatable CBD position combine to create a sophisticated inner city residence with Canberra's best dining, retail and entertainment moments from your doorstep.

Enjoy living in this beautifully appointed two bedroom apartment, positioned on Level 7 and designed to maximise both comfort and outlook. With the Canberra Centre directly across the road and the vibrant restaurant and nightlife scene of Braddon just around the corner, the location offers true cosmopolitan living while still feeling quietly removed from the pace of the city below.

Inside, the layout has been thoughtfully designed for practical day to day living without compromising on style. Open plan interiors are framed by full height glazing, drawing in natural light and extending seamlessly to the winter balcony, where elevated views stretch across the city skyline towards Black Mountain. Designed for year round enjoyment, this additional living space creates the perfect setting for a morning coffee, relaxed evening, or entertaining with friends.

Clean architectural lines, timber flooring and a soft neutral palette

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FOR SALE

\$688,000+

VIEW

By Appointment

AGENTS

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AGENCY

LJ Hooker Gungahlin

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create a calm and modern atmosphere throughout. Quality finishes include double glazing for comfort and noise control, blinds, ducted reverse cycle heating and cooling, and carefully considered storage solutions that enhance everyday functionality.

The kitchen sits at the centre of the home, finished with stone benchtops, streamlined cabinetry and quality SMEG appliances including induction cooking and dishwasher. Generous preparation space and a large island bench make it equally functional for entertaining or everyday use, while the adjoining living and dining area offers flexibility for relaxed evenings, work from home routines or hosting guests.

Accommodation consists of two well proportioned bedrooms, thoughtfully separated for privacy. The main bedroom includes a walk through robe and stylish ensuite complete with bath, while the second bedroom features built in robes and easy access to the main bathroom. A separate European laundry further enhances the practical design of the apartment.

Additional features include two secure car spaces, a storage cage, restricted building access and lift access directly from the basement to the apartment level.

Residents of Founders Lane also enjoy access to beautifully designed communal spaces that elevate the apartment lifestyle beyond the interiors. Landscaped rooftop gardens, seating zones and open air entertaining areas provide the perfect place to unwind, socialise or simply take in the surrounding city views.

AT A GLANCE

- Level 7 position within the sought after Founders Lane development
- Two bedroom apartment with elevated city and Black Mountain views
- Winter balcony designed for year round use
- Timber flooring throughout living areas
- Double glazing for comfort and noise control
- Ducted reverse cycle heating and cooling
- SMEG appliances with induction cooking and dishwasher
- Stone benchtops and generous kitchen island
- Main bedroom with walk through robe and ensuite with bath
- Built in robes to second bedroom
- Separate European laundry
- Two secure car spaces plus storage cage
- Lift access and restricted building entry
- Landscaped communal rooftop garden and entertaining areas
- Canberra Centre across the road and Braddon dining precinct nearby

THE NUMBERS

- Total living: 79m²
- Winter balcony: 7m²
- EER: 6
- Built: 2019
- Rates: \$522 pq approx.
- Land Tax: \$607.71 pq approx.
- Levies: \$1260.05 pq



MORE DETAILS

Property ID	36VUGCY
Property Type	Apartment
House Size	79 m2
EER	6
Including	Ducted Cooling Ducted Heating

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