



Braddon, 901/45 Ainslie Avenue

Motivated Sellers, All Genuine Offers Will be Considered!

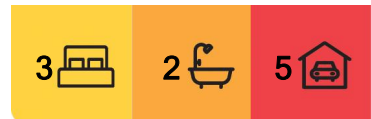
Elevated above the city in one of Canberra's most connected locations, this remarkable apartment offers a house-like sense of space with sweeping views and luxurious finishes throughout.

With 165m² of internal living and an additional 23m² across two fully enclosed winter gardens with bifold windows, this apartment offers a total of 188m² of functional space. Enjoy panoramic views across Canberra from almost every room, with an elevated aspect that brings in exceptional natural light and a bright, airy feel throughout-a rare combination in apartment living.

Inside, high ceilings and newly installed Blackbutt flooring establish a refined and contemporary atmosphere. The gourmet kitchen is superbly appointed with stone benchtops, soft-close joinery, and premium SMEG appliances, including a 900mm induction cooktop, dual ovens, an integrated dishwasher, and walk-in pantry of impressive



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For Sale
\$1,450,000+

View
By Appointment

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EER ★★★★★

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size. Designed for both entertainers and passionate home cooks, it strikes a perfect balance between elegance and functionality.

Thoughtfully designed with two distinct living areas and a separate laundry room, the layout offers exceptional flexibility, ideal for families, professionals, or those working from home.

The accommodation is no less impressive. The master suite features a walk-through robe and a luxurious ensuite complete with a dual sink vanity, bathtub, floor-to-ceiling tiles, underfloor heating, and heated towel rails. The main bathroom is equally well-appointed.

What truly sets this home apart is its exceptional car accommodation. With five car spaces in total, including two double garages, there's room for vehicles, storage, and more. Both garages feature roof-mounted power points, while one is equipped with three-phase power, offering easy conversion for electric vehicle charging. Whether you're a car enthusiast, need extra storage, or want to rent out unused bays for additional income, this is a rare offering in city apartment living.

The building offers a spectacular rooftop garden with 360-degree views, BBQ facilities, and plenty of seating, perfect for entertaining or enjoying a peaceful sunset.

Just moments from Canberra Centre and Glebe Park, this location puts the city's best dining, shopping, and parklands at your doorstep—all while offering the rare luxury of a quiet, elevated retreat to come home to.

This is a unique opportunity to enjoy the space and comfort of a home, with the convenience of true city living.

At a glance:

- Expansive views across Canberra from nearly every room
- 165m² of internal living plus two large winter gardens with bifold windows, totaling 188m² of space
- High ceilings and brand-new Blackbutt flooring
- Premium SMEG kitchen appliances with 900mm induction cooktop, convection oven, pyrolytic oven, and integrated dishwasher
- Oversized walk-in pantry
- Two segregated living areas
- Separate laundry room
- Master suite with walk-through robe and luxury ensuite with bath
- Both bathrooms feature floor-to-ceiling tiling, underfloor heating and heated towel rails
- Five car spaces: two double garages plus a single car space
- Rooftop garden with 360-degree views and BBQ area
- Unbeatable CBD location, next to Canberra Centre and Glebe Park
- Within a 15 minute walk to ANU
- Within a 10 minute walk to Braddon dining district
- Within a 11 minute walk to the Light Rail
- Within a 10 minute drive from Dickson Town Centre

Total Area: 188m²;

Year Built: 2019

Energy Efficiency Rating (EER): 6.0



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More About this Property

Property ID	1HKMM5F92
Property Type	Apartment
House Size	188 m2
EER	6

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The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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