

1/48 Ijong Street, Braddon, ACT 2612



Townhouse For Sale

Tuesday, 21 November 2023

1/48 Ijong Street, Braddon, ACT 2612

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Kostya Logvinov
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Drew Spratt
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By Negotiation

+ Three-bedroom townhouse located on the fringe of the city.+ Boutique complex of 5 Townhouses+ Modern kitchen with stone bench tops, quality stainless steel appliances including gas stove top, and 900mm oven.+ Abundance of natural light throughout+ Huge formal living area and separate dining area+ The private, enclosed courtyard has established plants and is perfect for entertaining.+ All bedrooms feature built-in wardrobes.+ Balcony off main bedroom+ Split system air conditioning units throughout+ Neutral colour scheme+ Double garage+ Proximity to Braddons Café and entertainment precinct, the CBD plus easy access to the light rail and all the other benefits of Canberra's Inner North.This three-bedroom, two-story townhouse is in a tree-lined street just minutes from trendy bars, cafes, and restaurant-filled festive Lonsdale Street, and only a short walk into the City Centre. This sophisticated residence is light-filled, and spacious and has a fantastic outdoor entertaining area. It is within walking distance of parks, schools, clubs, sporting venues, public transport, the Olympic swimming pool, and the Canberra City Shopping Centre. And if you work or study at the Australian National University, you can take the daily free ANU Bus which has a stop across the road or just take a healthy 20-minute walk.Body corporate/strata: \$916.75 per quarter approx.Rates: 649 per quarter approx.