

**11 Batman Street, Braddon, ACT 2612**

**CARTER + CO**

**Sold House**

Sunday, 8 October 2023

11 Batman Street, Braddon, ACT 2612

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 845 m2**

**Type: House**



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## Contact agent

The features you want to know!+ Two-bedroom home with versatile floorplan+ Floating timber flooring+ Functional kitchen with stone benchtops and breakfast bar+ Electric cooktop and oven+ Fisher and Paykel dishwasher+ Two carpeted bedrooms with cupboards+ Main bathroom with floor-to-ceiling tiling+ Separate studio with private access and ensuite+ Generous land allotment with north-to-rear aspect+ Great central location + North facing to the rear of block for great future design potential Why you want to live here!Offering 845m2 of prime Inner North land, with a north-to-rear aspect, 11 Batman Street presents an exceptional offering.The floorplan is functional in design, with open plan living and dining areas and a private studio presenting a multitude of options for the next owners. Spanning over 150m2 of internal living, the current arrangement offers two-bedrooms, both with storage space. The updated kitchen is poised in the middle of the home, and features stone benchtops, electric cooking and a breakfast bar. Additional features include carpeted bedrooms, floor-to-ceiling bathroom tiling and a sizeable laundry. Nestled just moments away from the CBD, Braddon stands as a vibrant and eclectic suburb, where art, culture, and cuisine converge. Its dynamic streets are adorned with boutique shops, renowned eateries, and a thriving creative scene, making 11 Batman Street the perfect place to create your own urban haven. The stats you need to know!+ Block: 39+ Section: 38+ EER: 0 stars+ Land Value: \$1,183,000+ Block Size: 845m2 (approx.)+ Living: 151 m2 (approx.)+ Rates: \$5,857 per annum (approx.)+ Land Tax: \$11,056 per annum (approx.) \*only payable if rented+ Heating and cooling: Ducted