

**118/6 Torrens Street, Braddon, ACT 2612**



**Sold House**

Saturday, 17 February 2024

118/6 Torrens Street, Braddon, ACT 2612

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 8206 m2**

**Type: House**



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**\$1,490,000**

This gorgeous 4-bedroom terrace home exemplifies modern inner-city living and is situated on the edge of the City in Braddon's prestigious residential complex 'The Grounds'. Luxuriously spread across multiple levels, the home showcases contemporary design with an abundance of natural light, high-end finishes, and a thoughtfully designed floorplan that makes the most of this prized location. The home's first level comprises an open-plan living space with a fantastic outlook across the historic Northbourne Oval, with the adjoining kitchen offering a sleek design highlighted by stone bench tops, deep-toned overhead cabinetry and a generous island bench with breakfast bar. Well-equipped with SMEG appliances, including an induction cooktop, built-in convection microwave, pyrolytic oven and dishwasher, the kitchen has everything to inspire creative home cooking. At the front of the living space, double doors open onto the lovely front courtyard, with timber decking, a Japanese maple & planted garden bed providing summer shade and privacy to enjoy the incredible outlook to the Oval. Completing the first level of the home, the neatly segregated guest bedroom has built-in mirror-fronted robes and its own refined ensuite with a floating vanity with vessel sink, frameless shower screen & full-height marble look tiling. The lovely timber floating floors that flow from level 1 & into the second level, complement the elegant colour palette throughout the home. Level 2 offers a second generous living space, a spacious bedroom with a walk-through robe opening into its own elegant ensuite. An additional powder room and extra storage complete the 2nd level. The home's top level comprises two spacious bedrooms, a designated study area, and a generous main bathroom with a separate bath and shower and the same high-end finishes as both the ensuites. Throughout the home, the combination of double-glazed windows and ducted reverse cycle air conditioning ensures your comfort in all of Canberra's varied seasons. On the lower ground level, a private lock-up double garage with internal access provides tandem car accommodation & the well-equipped laundry comes complete with a washing machine and dryer for your convenience. Features of this quality home include:

- 4 spacious bedrooms with built in robes
- Main & guest bedrooms with ensuite bathrooms
- Modern bathroom & separate powder room
- Ducted reverse cycle air conditioning
- 2 separate living areas
- Separate study nook
- Stylish kitchen with dishwasher, induction cooktop, and microwave
- Timber flooring throughout the first 2 levels
- Laundry with washing machine and dryer
- Double-glazed windows
- 2 car tandem garage with internal access

Don't miss this opportunity, a four-bedroom terrace home is a rare offering for inner-city living. With direct frontage onto Northbourne Oval & unobstructed views to Mt. Ainslie, this terrace home provides an oasis of green & calm in Canberra's heart. Located in bustling Braddon within easy walking distance to some of Canberra's finest cafes, bars & restaurants. EER: 6 Built: 2020 General Rates: \$2,942 approx pa Land Tax: \$3,691 approx pa Strata Levies: \$5,312 approx pa Residence (total): 164sqm Courtyard: 26sqm Balcony: 2sqm Garage (tandem): 60sqm Please Note: Whilst all care has been taken by Ray White Canberra to ensure accuracy in the preparation of the particulars herein, no warranty or representation, express or implied, as to the accuracy or completeness of the particulars provided is made or given by us and interested parties must therefore rely on their own enquiries. Liability for any error, omission, negligence or misrepresentation is hereby excluded.