

**13/70 Henty Street, Braddon, ACT 2612**

LUTON

**Sold Townhouse**

Monday, 14 August 2023

13/70 Henty Street, Braddon, ACT 2612

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



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## Contact agent

Henty Street is a Braddon favourite near Haig Park, Lonsdale Street, and with the easiest of rides straight to the city via the Tram if you prefer. A clever design, paired with beautiful interiors. Enter straight into your own property from your tandem garage with internal access straight up to the first floor which features the kitchen and open-plan living area with sliding door access onto the private courtyard. The upper level is complete with the master bedroom with ensuite and balcony. Another two bedrooms with built-in-robos serviced by the main bathroom. Inner City Living at its best; on the fringe of the hustle and bustle with a private retreat to enjoy. Features: • Desirable Lumiere complex • Additional insulation to floor and ceiling (R5.0) R2.7SHD insulation to the walls • Town residence design with a very spacious floorplan • Direct access via garage and courtyard • Two car garage in tandem with automatic door and direct internal access. Extra wide second space for storage • No communal lifts or corridors • Rear position in the complex, with a sunny and private location • Timber front door • Double glazed windows • LED lights • Powder room / laundry • Under stair storage • Ducted reverse cycle heating and cooling • Open-plan living room with herringbone floors • Designer kitchen with stone benchtops and timber features, and stainless Miele appliances • Three bedrooms, all with built-in-robos and ensuites • Inner city location • Walk through Haig park into Braddon and the City • Catch the tram for a quicker route into the City • NBN ready • Alarm with back to base monitoring capability Courtyard: 25m<sup>2</sup> approx Internal Area: 118m<sup>2</sup> approx (ground and 1st floor) Balcony: 3m<sup>2</sup> approx Garage: 51m<sup>2</sup> approx. Body Corporate: \$722.29 P/Q approx (including sinking fund) Land Rates: \$597 P/Q approx. Build Date: 2020 EER: 6.2