

136/5 Donaldson Street, Braddon, ACT 2612

CARTER + CO

Sold Townhouse

Friday, 1 September 2023

136/5 Donaldson Street, Braddon, ACT 2612

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Townhouse



James Carter And Nik Brozinic
0261763443



Keeley Gillespie
0261763443

Contact agent

The features you want to know!+ Carefully considered townhouse design with two-bedrooms+ Master bedroom with ensuite and extensive wardrobe allocation+ Open plan living and dining areas centred around the sleek kitchen+ 20mm Caesarstone benchtops and feature splashback+ Fisher & Paykel 600mm induction cooktop+ Fisher & Paykel 85L pyrolytic oven+ Fisher & Paykel built-in microwave and fully integrated dishwasher+ Timber veneer flooring+ Carpeted bedrooms+ Stylish timber tread stairs with flat bar balustrade+ Floor to ceiling tiling in bathrooms+ Double glazed windows+ NBN connected+ LED lights+ Instant electric hot water+ Video intercom with voice and colour displayWhy you want to live here!Discover your new dream home at The Grounds - this exceptional tri-level townhouse redefines modern living, offering unparalleled comfort and luxury at every turn.On the middle level, the heart of the home comes to life in the open-plan kitchen, living, and dining areas. This well-thought-out design promotes a sense of togetherness while maintaining distinct spaces. Prepare to be impressed by the designer kitchen, where form meets function. 20mm Caesarstone benchtops and an eye-catching feature splashback create an elegant backdrop for culinary creations. Equipped with a Fisher & Paykel 600mm induction cooktop and pyrolytic oven, this kitchen elevates your cooking experience to a new level. The rich textures of timber veneer flooring add warmth and character, enhancing the aesthetic appeal of the space.The journey continues as you ascend the stylish timber tread stairs, adorned with a sleek flat bar balustrade, seamlessly integrating design and safety. This carefully considered townhouse design features two bedrooms, the master bedroom creates a haven of comfort boasting an ensuite and ample wardrobe space. The convenience of a private garage with internal access cannot be overstated. Paired with the European laundry cleverly located within the garage, this dual-purpose space maximizes efficiency and space utilisation.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 The Grounds a captivating urban haven on the doorstep of the city.*Please note this property is currently tenanted for \$820 per week on a month-to-month basis. The stats you need to know!+ Unit: 136 + Block: 5+ Section: 30 + EER: 6 stars+ Internal Living: 104.5m² (approx.)+ Courtyard: 8m² (approx.)+ Balcony: 6.5m² (approx.)+ Garage: 44.5m² (approx.)+ Rates: \$2,269.81 per annum (approx.)+ Land Tax: \$2,775.13 per annum (approx.) *only payable if rented+ Strata: \$3082.98 per annum (approx.)+ Heating and cooling: Zoned in ceiling with separate outlets+ Car: Double tandem garage with internal access