

15/37 Ipima Street, Braddon, ACT 2612

home by holly

Townhouse For Sale

Friday, 3 May 2024

15/37 Ipima Street, Braddon, ACT 2612

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



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Auction 10:00am Saturday 18 May

The deep front terrace makes the most of glorious long days, balmy nights and is graced by afternoon light. Glass sliders can be flung open, extending the social domain to the layered landscape. Soothing wide plank hickory floors flow to meet crisp white walls, as open plan living makes life effortlessly relaxed, easily sociable. Arrayed across two levels and with effortless drift to outdoors, the atmosphere is part nature bathed retreat, part palatial inner-city pad. There is the coveted inner-north locale...the buzzing Braddon realm. But really you could be anywhere, the soft green foliage sheltering and holding, conjuring the feel of a woodland oasis as open plan living spills to deep terraces, easy alfresco living. Ipima Street is flanked by Ainslie and Turner, with the bushland trails of Mount Ainslie reserve moments to the east. It is a short stroll through Haig Park to all the happenings of Lonsdale Street and the CBD. This fabulous locale places you front and central, with all the heritage charm of the inner north at your doorstep, combined with the exciting new enticements that characterise the city edge. The home itself is discovered via pathways that wend their way beneath an oasis of mature pear and other deciduous trees...the beautiful grounds painted with golden leaves. Lush garden beds teem with texture and colour, and a dotting of robinia mop tops add formality and symmetry. The form rises from its secret leafy corner with grace, as smooth rendered walls mix with raw brick, and geometric planes are broken by a mix of glazing. A porthole window, nods to the Victorian terrace, ever-present within the architectural language of the contemporary townhouse. On hotter days you can sojourn to the north-eastern terrace with its sheltering, automated pergola. Within, full-glass bay windows welcome light and there is a sitting nook flanked by black Crittall windows. The gorgeous kitchen takes in the green walls of the garden and is perfectly arrayed, with floating island and waterfall stone benchtop. There are banks of storage in soft white with pops of charcoal grey, and sleek stainless-steel appliances from Asko. The subway tiling utilised in the splash back is continued within the adjacent laundry, where it meets stone worktop, with harmonious continuity. The master bedroom is nicely sequestered to the front of the ground floor, overlooking the terrace, capturing the sunlight that pours through the leafy trees. Soft carpet keeps things cosy and plantation shutters filter the light. There is an elegant ensuite bathroom and a wall of mirrored robes for seamless storage. Two welcoming bedrooms occupy the second floor and centre around a family bathroom finished in crisp white and soft neutral tiling, with a border of earthy mosaics. Both rooms capture leafy tree top views, the larger of the two looking out across the terracotta rooftops of old Braddon. Built-in-robes gift a spot for everything as porthole windows to the north and west introduce halos of luminous light. Notable the home is kept temperate all year round via electric RC air-conditioning and ducted gas heating throughout and there is driveway access to a double garage with auto-door and internal access. Slip out for a morning brew at Barrio Collective, lunch with friends at Elemental Café after yoga, take home artisan ceramics from Timber and Tailor, fill your space with gorgeous blooms from Moxom and Whitney...it's all at your doorstep. A famous mix of old and new informs a thriving, eclectic urban culture - a haven for expressive cafes, restaurants, bars, boutiques and community. Just a few steps from Haig Park, this dynamic, central locale also places you within walking distance to the CBD, ANU, and the New Acton precinct. Dickson, Ainslie, and O'Connor shops are all close to hand. The home is also close to transport including the light rail and metro city station, connecting you to the whole of Canberra. features..stunning three-bedroom townhouse is coveted Braddon. part of the popular boutique Allenby complex. nestled within a leafy private corner enclave. arrayed on two levels. open plan living, dining and kitchen flowing to terraces on two sides. light filled and temperate, with perfect solar orientation. glass doors opening to deep western terrace. drift to north-east terrace with automated pergola. established landscaped grounds including deciduous trees that gift light in winter and shade in summer. large modern kitchen with central island and waterfall stone benchtop, banks of storage, Asko wall oven, dishwasher, gas hob and rangehood. master bedroom on the ground floor with built-in-robes and ensuite bathroom. internal laundry with direct access to rear garden. downstairs powder room. two additional bedrooms upstairs with elevated views and built-in-robes. family bathroom with bathtub. hickory timber floors to social arena. soft grey carpet to all bedrooms. Crimsafe security doors and screens. mix of double blinds with pelmets and plantation shutters. ceiling fans. two RC split air-conditioning systems. ducted gas heating to both levels. driveway access to double garage with auto-door and internal access. visitor parking . easy walk to all the shops and restaurants on dynamic Lonsdale St. 5 minute walk to the tram stop at the intersection of Northbourne and Ipima Street. easy walk to Braddon supermarket, Ijong St Playground and Haig Park. central locale and ideal urban lifestyle - close to the CBD and ANU, Braddon, Dickson, Lyneham, Ainslie, and O'Connor shops, surrounded by parkland and not far from the bush trails of Mt Ainslie FINE DETAILS (all approximate): EER: 5.5 Living size: 150 m2 Front courtyard: 49 m2 Back courtyard: 27 m2 Total: 226 m2 Body

corporate: \$1,524 pq (approx.).Land rates: \$1,335 pa (approx.).Land tax: \$1,535 pa (approx.).Year built: 2002 (approx.).Number of units in complex: 24 unitsRental opinion \$800 - \$850 per week