

16/30 Ijong Street, Braddon, ACT 2612

CARTER + CO

Apartment For Sale

Thursday, 6 June 2024

16/30 Ijong Street, Braddon, ACT 2612

Bedrooms: 1

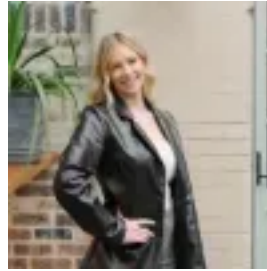
Bathrooms: 1

Parkings: 1

Type: Apartment



James Carter And Nik Brozinic
0261763443



Frances Junakovic
0261763443

Offers Over \$440,000

The Features You Want To Know.+ Fully Furnished One-bedroom Apartment+ Open-plan living and dining area+ Functional L-shaped kitchen+ Carpeted throughout+ Split System Air-Conditioning + Single underground car space and Storage Cage+ North facing+ Leafy views from the Balcony overlooking Ijong Street

The Location.+ 3 Minutes to Turner Primary School+ 4 Minutes to Braddon Newsagency & Post Office+ 4 Minutes to Australian National University + 4 Minutes to Lyneham High School+ 5 Minutes to Canberra CBD+ 10 Minutes to Calvary Hospital+ 10 Minutes to Canberra Airport

Why You Want To Live Here.Nestled within Ijong Street, Unit 16 is a charming apartment offering the perfect blend of convenience and comfort. Step onto your private balcony and breathe in the tranquility of the leafy Ijong Street below. This is your sanctuary in the midst of the bustling city.As you step inside, you'll be greeted by an inviting open-plan layout, where the spacious living area seamlessly flows into the modern kitchen and dining space. Whether you're entertaining guests or simply unwinding after a long day, this versatile living area provides the ideal backdrop for all of life's moments.No need to worry about furnishing your new home - this apartment comes fully equipped with everything you need, from sleek electrical appliances to cozy furniture. Imagine cooking up a storm in the modern kitchen, lounging on the comfortable sofa bed while catching up on your favorite shows, or enjoying a peaceful night's sleep in the oversized bedroom with views of Mount Ainslie. With split system air conditioning, every detail has been carefully considered to ensure your comfort and convenience.

But the perks don't end there. This apartment also boasts a lock-away laundry, a single underground car space, and additional storage - providing you with all the space you need to live life to the fullest.Located just moments away from Braddon's vibrant Lonsdale Street, as well as the City, ANU, and Commonwealth Park, you'll have the best of Canberra right at your doorstep. Whether you're strolling through the trendy shops and cafes of Lonsdale Street or exploring the natural beauty of Commonwealth Park, there's always something new to discover.

The stats you need to know!+ Block: 25+ Section: 15+ EER: 6 Stars+ Living: 53m² (approx.)+ Balcony: 4m²+ Garage: 17m² (approx.)+ Land Tax: \$1,550 per annum (approx.)+ Rates: \$1,345 per annum. (approx.)+ Unit Plan: 2803+ Strata: \$902.85 per quarter. (approx.) *including sinking fund+ Built 2005+ Heating and cooling: Split System Air Conditioning+ Rental Appraisal: \$520-\$570 per week (approx.)+ Tenanted Until 28/06/2024