

19/43 Ijong Street, Braddon, ACT 2612



Apartment For Sale

Monday, 18 March 2024

19/43 Ijong Street, Braddon, ACT 2612

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 123 m2

Type: Apartment



Leanne Palmer
0400545343



Tom Palmer
0439567852

AUCTION

Located on tree lined Ijong Street, unit 19 is situated on the top floor with tranquil and private tree top views from all rooms. Combining functionality and striking décor the recent renovations have lifted the overall ambience of the property to a new level. Offering the best of both worlds, you are on the fringe of the CBD only a short stroll to the hustle and bustle of vibrant Braddon Café precinct, the light rail and also to the Ainslie Shops and Ainslie Nature Reserve. A spacious 123m² of living gives you 3 bedrooms, the master bedroom with its own Porch and outdoor space. The main living area opens to another Porch for alfresco dining and entertaining, both porches have tree top views towards Mt Ainslie.* Built in cabinetry to the living area creates storage and functionality* Upgraded kitchen with loads of storage options, AEG and Bosch appliances * Robes to all bedrooms* Laundry is practically included in the main bathroom* Master bedroom is overly spacious and has ensuite and own private porch * Being on the top floor with windows East and West, a beautiful breeze cools down the summer evenings and in the Winter the sun warms up the space* Reverse cycle air conditioning in main living/dining and in master bedroom* Will appeal to live in owners and investors with a current rental appraisal of \$770-\$820 per week * Complex gardens with communal fruit trees and herb gardens and wisteria covered BBQ area. There is also a large park next door with playground and BBQ areasIn the words of the seller:"This apartment offers the best of everything, the apartment and complex are quiet and we love how much of the outside comes in with all the windows, it's lovely watching the trees change colour in autumn. We are also so close to Braddon and the city, being able to walk into town for events like the Multicultural Festival or just pop into Braddon for an ice cream. The apartment has so much space and is so functionally laid out we never feel like we are living on top of each other"Strata: \$7,787pa (approx.)Rates: \$2,933pa (approx.)Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.