

23 Batman Street, Braddon, ACT 2612

maloneys

House For Sale

Wednesday, 28 February 2024

23 Batman Street, Braddon, ACT 2612

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House



Moira Maloney

0407715244

Auction on site 23 March @ 10.00am

Auction Location: On Site Nestled in a beautiful tree-lined street in the fabulous suburb of Braddon, with a generous allotment size of 743m²; this thoughtfully renovated and extended, heritage-listed, family-residence beckons your immediate consideration. Hidden behind an impressive photinia hedge, the property is both charming and filled with character, combining a unique historical presence blended seamlessly into an attractive yet understated property, that will appeal on many levels and offers you the opportunity to secure a bastion of residential tranquility in an urban landscape. This unique property offers three Bedrooms, high ceilings, a Lounge, separate study, a light-filled spacious Kitchen with direct access to the private garden - designed to function as a spacious and elegant extension of the indoor living area; ideal for the executive couple, young family or those who enjoy entertaining friends and family alike. The heritage feel of this unique home extends throughout and includes two original open fireplaces with brick surround and mantelpiece and original-style internal doors and light fittings reflecting a bygone era when domestic living was a balance of style and functionality. Modern practicality blends and integrates seamlessly with tradition throughout the home, including a walk-in robe in the Master suite, solar panels on the roof and manually operated awnings fitted to the North and West-facing windows. The delightful garden setting of the home, set amidst a blend of deciduous and evergreen trees, also provides an attractive, leafy canopy to enhance your year-round comfort, whilst ducted central heating, as well as ceiling fans, add to your enjoyment whilst a garage situated at the rear of the block extends the convenience and practicality of this home. There may not be a more perfect position that you could seek in the Inner North; not only a character home full of captivating charm, but the heritage planning envelope ensures that the residential nature of the immediate neighbourhood remains just as it is.

Features:

- Free Standing, Heritage listed property, part of the Braddon Garden City precinct
- Charming tree-lined Street
- High ceilings - approx. 10ft
- Ideal for couples or young families
- Separate, light-filled living areas
- Close to Mt Ainslie, Haig Park, Lonsdale Street, Ainslie Arts Centre
- Close to public transport
- Within minutes to many of the premier social amenities of the Canberra City Centre
- Walking distance to historical Ainslie Primary School
- All north and West-facing windows are fitted with manually operated external canvas awnings
- Established garden of mixed deciduous and evergreen species selected for drought hardiness and attractive foliage.
- Raised garden Beds for horticulture.
- Ducted central gas heating
- Main bathroom has heated towel rail.
- Main bedroom with separate walk-in robe
- Separate study or additional room.
- Solar panels
- Two working fire-places

Property Details: Block Size: 742m² House size: 116m² EER 1.5 UV \$1,130,000 General Rates: \$5740.00 Land Tax: \$10,812.00 Year Built: 1922 History of the Home: The house is part of Subdivision 1, Neighbourhood 1, and one of the first homes built in 1922. The property was then sold to the current owner in 1999. This is only the third time this property has been available in the open market over the past 102 years!

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