

27/11 Ijong Street, Braddon, ACT 2612



Sold Apartment

Monday, 14 August 2023

27/11 Ijong Street, Braddon, ACT 2612

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment

\$675,000

Ground Floor convenience - tick Well-built complex - tick Original owner since off-the-plan 2002 purchase - tick Wheelchair friendly front door & car space - tick Loads of sunlight all year round - tick Renovated bathroom and ensuite - tick Separate private entrance - tick You've found what you're looking for! Imagine a beautifully maintained home with the convenience of inner city living combined with a low maintenance lifestyle. With only minutes to Braddon and the City, this ground floor corner apartment is well positioned to suit both live-in owners or investors looking for something special. As a corner ground floor apartment, the design ensures a northerly orientation of sun-filled living space all year round. The bedroom terrace or the living room garden terrace are both the perfect spots to sit and enjoy your morning coffee. The modern kitchen features quality stainless steel appliances, glass splashback, and is complete with a generously sized benchtop and breakfast bar. Both the bathroom and ensuite were fully renovated in 2017. Offering the optimal and highly sought-after ground floor location, there is the added advantage of having your own entrance direct from the garden terrace. Visitors, however, can attend via the secure intercom access. "Devonport" consists of multiple three storey buildings that each houses 5 or 6 residences, with beautifully maintained common gardens often missing in other complexes. Your new home has all of the benefits of apartment living, however also comes with seclusion and a warm homely feel. Within 100 metres to Haig Park, it is a short stroll to the light rail stop and Braddon Precinct and the CBD. Inspection is highly recommended. Features: Constructed in 2002 First time to the market since off-the-plan Separate entry access via garden direct to apartment Relaxing garden views Sought after north orientation garden terrace One of only two wheel-chair friendly 870mm front doors in the complex Kitchen with stone benchtops and glass splashback Smeg stainless steel appliances Microwave space plus breakfast bar Two queen sized bedrooms Bedroom 1 with built-in robe, ensuite and terrace Bedroom 2 with built-in robe 2017 renovated bathroom and renovated ensuite Crimsafe-like screen doors to garden terrace and bedroom terrace European-style laundry with tumble dryer Security intercom Only 5 other residences in this block Larger car space (without being identified as disabled parking) Larger storage room 15 visitor car parks scattered throughout secure garage Common courtyard areas with landscaped gardens Walking distance to Haig Park, Braddon Precinct and light rail Close to Civic and other transport options EER 6 Land Rates \$542 pq WS&S: \$170.95 pq Body Corporate: \$829.03 pq Apartment: 79m² Garden Terrace: 6m² Bedroom Terrace: 3m² Car Space: 18m² Storage: 2.5m² Rent Appraisal: \$640pw Land Tax: \$661 pq (only payable if rented) Note: All figures and measurements are approximate