

3/17 Wise Street, Braddon, ACT 2612

home by holly

Sold Townhouse

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3/17 Wise Street, Braddon, ACT 2612

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



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#soldbymcreynolds Light floods the home from early morning to late evening and there is a rejuvenating mood of both playfulness and chic sophistication. Glass and mirrors enhance a celebratory sense of space while substantial glazing forges a wonderful connection with outdoors. Just a few minutes from the bustling Lonsdale Street, this inner-city oasis unfolds over two levels and opens to northern sunshine. A cool refurb utilising high quality materials including wood, stone and glass, harmonise together, bringing the home to life. The social arena is configured around an open plan that flows to a private and spacious sunny courtyard with the ultimate relaxing spa. It is a leafy stroll through Haig Park and to all the offerings of the Braddon Precinct and the CBD. Rising from a quiet street across from Merici College, the home is superbly private and secure in a complex of only five, with side lane driveway access and intercom entry. There is parking for two vehicles within the remote accessed garage that also offers internal access via a secure gated entry. Brushbox timber boards flow underfoot, and mirrored surfaces reflect the light. High ceilings lend an airy feel while a soothing neutral scheme is cheered by pops of Tuscan red. A striking glass balustrade draws the eye and there is an all-pervasive mood of luxurious serenity. A wall of stacking double glazed glass doors can be flung open to breezes and warming ingress of sunshine. The kitchen has a defined place within the rear of the open plan while still enjoying an excellent sociability, allowing you to engage with family and friends as you cook. With plenty of storage, including a mirrored full height pantry, there is a spot for everything. Neutral tones and stainless-steel appliances add to the paired back aesthetic, lending an effortless timeless appeal. The sunny courtyard is laid with travertine and edged in river pebbles with gorgeous stone feature walls and high baton fencing. To one side the eight-seater spa invites with its therapeutic warm waters and there is a sense of curated ease, a Zen-like tranquillity. The upper level houses the sequestered intimate zone that is both restful and bright. The large master bedroom drifts to a Juliette balcony where mature deciduous trees welcome light all winter, turning leafy in the hotter months. The walk-in-robe has been excellently fitted with custom joinery for seamless storage. The ensuite is all luxury with new glass shower screen, heated towel rails, roof mounted heating and an automatic bidet with heated seat. Two bedrooms are handy to a generous family bathroom with relaxing tub. Both rooms have excellent built-in-storage solutions with bedroom two housing a pull-down Murphy bed and fold-away desk. Merging to a private balcony, gifts both peaceful rooms a wistful outlook to treetops and blue skies. Wise Street is perfectly positioned for an endless selection of cafes, bars and restaurants while offering the restorative peace of ample green spaces, including the pine tree dotted Haig Park and the nearby biking and walking trails of Mt Ainslie. The Braddon precinct extends a vast array of independent stores, great hospitality venues, bakeries, yoga studios. There is the famous Asian and international cuisine of the Dickson precinct and not far, the village charm of Ainslie shops with its fabulous IGA and gastro pub. There are plenty of good schools close to hand including Merici College which is just across the road. The CBD is whisper close and with buses and the light rail at your doorstep you can ditch the car, easily exploring the whole of Canberra. features..beautifully renovated, three-bedroom townhouse in coveted Braddon. unique small complex of only 5. whisper close to the bustling Braddon precinct and an easy stroll to the CBD. private and secure. two bathrooms and downstairs powder room. high ceilings. open plan living, dining, kitchen flowing to north facing courtyard garden. neutral palette with bright feature walls. light and space enhancing use of glass and mirrors. brushbox timber floors. modern kitchen with stone benchtops, ample cabinetry including full-height pantry, Fisher & Paykel double drawer dishwasher, Bosch oven and induction cooktop. engineered timber stackable double glazed doors fully opening to outside courtyard. phantom screens to the double glazed doors. auto roller sunshade retractable awning to the courtyard. travertine paved courtyard with 8-person, therapeutic spa. soft carpet to stairs and upstairs bedrooms. bedroom one with built-in-robe and flow to balcony. bedroom two with pull down Murphy bed, built-in-robe, fold-away desk and flow to balcony. linen closet. large family bathroom with tub. generous sunny master bedroom with north facing balcony, custom fitted walk-in-robe and ensuite bathroom with new shower screen, heated towel rack, roof mounted heating and auto close bidet toilet. single blade ceiling fan with aerofoil profile that eliminates wind noise to master bedroom. European laundry. under stair storage. auto external roller sunblock screens to all windows. 5.3kw solar panel system. Crimsafe security - front door. double garage with auto door and internal access via a secure gated entry. access. intercom access. ADT security. ideally located within the bustling inner north, offering a dynamic urban lifestyle while extending a tranquil oasis. easy stroll to Lonsdale Street and the CBD. close to schools and transport including the light rail. EER: 6 Rates: \$3,114.00 pa (approx) Land tax: \$3,408.00 pa (approx) Body Corporate: \$1,425.00 pq (approx) The information contained in this advertisement is derived from sources we deem reliable. However; we cannot

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