

**3/30 Ijong Street, Braddon, ACT 2612**

home by holly

**Sold Townhouse**

Friday, 11 August 2023

3/30 Ijong Street, Braddon, ACT 2612

**Bedrooms: 1**

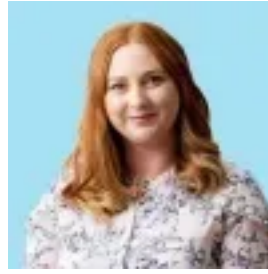
**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



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**\$530,000**

#soldbyholly \$530,000 The eye is drawn upwards to soaring ceiling heights and a vast clerestory window that hangs high within the double void. Light and shadows dapple walls as the sun moves across the north-westerly vista and there is an all-pervading mood of serenity...as if nature itself is dancing within. Sitting pretty on an oak lined street running down to Haig Park, the peaceful vibe of this sweet one-bedroom townhouse, belies the dynamism of its inner-city locale. Open plan living flows to deck and privately hedged front garden. Upstairs a loft bedroom frames north-westerly views of city and sky. The home is within easy walking distance of the bustling Lonsdale Street and the CBD. Neat rows of lightly schemed, modern terraces rise from lush green formal hedging. Entry is via a gated path, leading up to timber deck that captures sunshine and views to ancient oaks, streetscape. There is a lovely inside-outside connectivity as open plan living flows, via glass doors to deck side. The front garden is an ideal nook for morning coffee with the birds. There is wonderful social communion with the comings and goings of the street - think, connecting with locals as they wander to parkland or head out to seek coffee at the nearby Braddon precinct. Paired-back and serenely minimalist in essence the home extends an airy, light drenched celebratory air. The consistent neutral palette takes care of the need for simplicity while allowing for comfort and self-expression - art works pop on white walls and chosen objects, furniture look at ease within the open space. The kitchen has a lovely sociability and ideal communion with both dining and living arena, flowing to deck. Banks of crisp white cabinetry are earthed with pops of light oak. Stone bench tops and sleek stainless-steel appliances enhance the cooking experience. Think intimate take-out meals or elaborate home dinner parties spilling to front garden. With views out and over the void and clerestory window introducing drama and vista, the loft bedroom feels both private yet open, imbued with a gentle light. There is a romance here...think falling asleep beneath the glow of moonlight, twinkling stars...waking to the endless canvas of blue sky. There is easy access to the ensuite bathroom with generous shower and a walk-in-robe takes care of seamless storage. Ijong St is perfectly positioned for an endless selection of cafes, bars, 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. The CBD is whisper close and with buses and light rail at your doorstep you can ditch the car, easily exploring the whole of Canberra. Features: sun-drenched one-bedroom terrace in central Braddon. quiet oak tree lined street. soaring double void ceiling heights. high window framing sky and beckoning light. open plan living, kitchen and dining. soft grey carpets throughout. crisp white modern kitchen with oak accents, stone bench top, Fisher & Paykel oven, ceramic electric cooktop, and Fisher & Paykel stainless-steel dishwasher. large pantry cupboard. European laundry with Fisher & Paykel dryer. open loft bedroom on second level with views over void. views from bedroom via large clerestory window. ensuite and walk-in-robe. under stair storage. front deck and private hedged garden. tool/garden storage room off deck. reverse cycle heating and cooling. secure basement parking. 2sqm storage room near car space. close to Haig Park, Lonsdale Street, and the CBD. FINE DETAILS (all approximate): EER: 5.0 Built: 2004 AUV: \$140,000 Living size: 55 sqm External: 19 sqm Rates: \$1,335 pa Land tax: \$1,535 pa (investors only) Admin: \$629.75 pq Sinking: \$129.93 pq Water Works \$187.50 Total: \$947.18 pq Rental Opinion: \$500/week 32 units in complex