

3/38 Ipima Street, Braddon, ACT 2612



Townhouse For Sale

Saturday, 18 November 2023

3/38 Ipima Street, Braddon, ACT 2612

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 142 m2

Type: Townhouse



Peter Walker
0418628043



Taylor Minchin
0400280894

Auction 16/12/2023

* Price Guide: \$1,050,000 + * Enviably positioned adjacent to Merici College, why not enjoy leisurely strolls into the city to either work or socialise; stay home and either relax or entertain friends in a large sundrenched living space; or simply unwind on its covered upstairs balcony at days end, owning and enjoying this spacious three bedroom ensuite two storey townhouse. Beyond the allure of these desirable lifestyle choices; a generous two storey floor plan boasts an open plan living space, awash with natural light and overlooking a leafy front courtyard. There may be no better place to enjoy sleepy Sundays in slippers and sunshine! Generous bedrooms may discourage adult children from moving out, while revived and refreshed interiors, freshly painted and showcasing a combination of new carpets and polished timber flooring, only enhance its already vast appeal. A sheltered leafy front courtyard encourages outdoor living. Rather than looking for change for parking meters, why not enjoy a change to an ultra convenient lifestyle, walking to places where you can meet? An exciting opportunity to experience vibrant inner city living with room to breathe and space to grow. Three bedrooms + ensuite Living 142m² Open plan living area Block 162m² Balcony to bedrooms 1 & 2 Body corporate: \$1,247 per quarter (approx.) Double carport Rates: \$3,547.20 PER ANNUM Undercover access Anticipated rental return: \$800-\$850/week Bedroom one (walk in robe) Land Tax (only if tenanted): \$5,087.50 PER ANNUM Kitchen Mitsubishi ducted reverse cycle air conditioning Granite bench top Freshly painted internally Breakfast bar New carpets Ariston underbench electric oven Sydney bluegum flooring to kitchen/dining Ariston Gas hot plates (4) Powder room (downstairs) Rangehood Dishlex dishwasher

Disclaimer: All information regarding this property is from sources we believe to be accurate, however, we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.