

3/56 Ijong Street, Braddon, ACT 2612

home by holly

Apartment For Sale

Thursday, 15 February 2024

3/56 Ijong Street, Braddon, ACT 2612

Bedrooms: 2

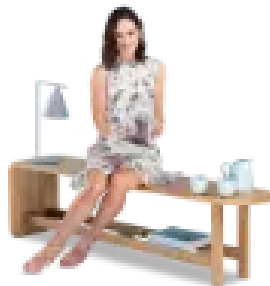
Bathrooms: 2

Parkings: 2

Type: Apartment



Sally Strang + Ash Costello
0491850701



Ash Costello
0491850701

\$670,000+

There is an atmosphere of serenity and tranquillity as light from two aspects reaches deep into the home, varying with the natural rhythms of the day and the seasons. The open living arena captures views to private front garden and peaceful parkland beyond. Spacious and modern throughout and providing 93 sqm of living, the home has a wonderful flow to sunny terrace, and is perfect for spending time alfresco with family and friends. Sitting pretty on an oak lined street, this light and airy home, flowing to courtyards at both ends, has a country vibe that belies the dynamism of its inner-city locale. There is access to communal courtyards and the boutique complex is known for its lovely community feel. The home is within easy walking distance of the bustling Lonsdale Street and the CBD. A small development of twenty-one units and townhouses, the Arc, has a high percentage owner/occupiers and inter-connecting, communal courtyards that facilitate connection and celebration. The combo of feature glass brick walls, curved concrete balconies and splashes of nineties blue and terracotta, lend a playful, inviting appeal to the facade. A central corridor with extravagantly vaulted ceiling and skylights, provides an architectural entry sequence, to this elegant, ground floor apartment. The kitchen seamlessly compliments the serene vibe with its neutral palette and seamless storage, meeting stone worktops and stainless-steel appliances. The open sociability with both dining and living makes for a delightful gathering place - think showcasing your culinary perfection, across long dinner parties or serving up take-away to family and friends, merging to garden on warm summer evenings. Both bedrooms are calm serene spaces that enjoy easy drift to outdoors. The serenity of the master is amplified by a combo of white walls, loads of light and leafy vistas. There is an ensuite bathroom and lots of built-in-storage to keep things soothingly minimal. It is an easy step from the second bedroom to a private courtyard; secluded at the rear of the home this is a lovely, quiet spot for relaxing. Both ensuite and family bathroom are simply appointed and finished in crisp white ceramic tiling. A gate provides access from the rear courtyard to landscaped communal gardens - think tables under trees, a peaceful, leafy enclave in the heart of the city, summer barbecues, socialising with neighbours. 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 two-bedroom apartment in central Braddon. quiet oak tree lined street. open plan living and two separate courtyards. 93sqm of living. part of the Arc, a boutique development of only 21 units/townhouses. social arena with north facing drift to front courtyard garden overlooking parkland. open plan living, kitchen and dining. soft carpets throughout. neutral modern kitchen with stone bench tops and stainless-steel appliances. large pantry cupboard. European laundry. generous master bedroom flowing to front courtyard with two built-in-robies and ensuite. second bedroom with built-in-robe, flowing to rear courtyard with direct access to communal gardens. family bathroom. reverse cycle heating and cooling. secure basement parking for two cars, plus storage. lift access from basement. easy care gardens. walking distance to Haig Park, Lonsdale St, and the CBD. easy stroll to the Ainslie and Dickson precincts. eer 4. strata \$1162 per quarter (approx.). rates \$593 per quarter (approx.). living size 83m2. courtyard front 52m2 rear 23m2