

**30/11 Ijong Street, Braddon, ACT 2612**



**Sold Apartment**

Monday, 14 August 2023

30/11 Ijong Street, Braddon, ACT 2612

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 79 m2**

**Type: Apartment**



Chloe Lindbeck  
0262959911

**\$650,000**

We are delighted to introduce this beautifully located and charming 2 bedroom, 2 bathroom apartment nestled in the vibrant heart of Braddon. Situated on a leafy street, this apartment offers the perfect blend of modern living, practicality, and convenience. Step into the open plan living area, flooded with north facing natural light, and be greeted by a superb balcony overlooking green space, providing a serene retreat from the bustling city. The kitchen features ample storage space and is equipped with electric Smeg appliances. The two good sized bedrooms are each fitted with built-in wardrobes for ample storage. The ensuite bathroom is generous in size and offers a sizeable shower, vanity, and convenient heat lights. Additionally, there is a large bathroom with a shower over bath, perfect for a relaxing soak after a long day. The European style laundry adds a touch of convenience to your daily routine. This apartment truly encapsulates the vibrant lifestyle of Braddon, with an array of fantastic restaurants, cafes, and shopping options just on the other side of Haigh Park. Indulge in the culinary delights of the neighbourhood, explore trendy boutiques, or simply take a leisurely stroll through the charming streets. With everything at your doorstep, you'll experience the best of urban living. Don't miss the opportunity to make this apartment your home and embrace a lifestyle where convenience and relaxation blend seamlessly. \* 2 bedroom, 2 bathroom, 1 car space, 1 storage cage apartment \* On the fringe of the city, just on the other side of Haigh Park offering convenience without the noise of being on top of the action \* Spacious open plan living \* Reverse cycle air-conditioning unit \* Carpet and paint in great condition \* Spacious kitchen with abundant storage and quality appliances \* Light and bright apartment with windows and a balcony on both sides – great for ventilation \* Generously proportioned home offering 79sqm of living \* 9sqm of outdoor living Strata: \$860pq (approx.) Rates: \$681pq (approx.) Land Tax: \$550pq (approx. if rented out) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.