

31/43 Ijong Street, Braddon, ACT 2612



Sold Unit

Saturday, 11 November 2023

31/43 Ijong Street, Braddon, ACT 2612

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 65 m2

Type: Unit



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\$470,000

Step inside and be captivated by the open and airy living space. The expansive sliding doors in the living room provide an abundance of natural light and frame picturesque views of the surrounding treetops. Imagine waking up to the soothing sight of nature right outside your window every day! That's what Unit 31 has to offer. The bedroom also comes complete with built-in mirrored wardrobes perfect for storage. The kitchen in this unit is a standout feature. It's not only spacious but also equipped with an abundance of storage & bench space. Whether you're a culinary enthusiast or just enjoy the occasional meal prep, you'll appreciate the convenience and functionality this kitchen offers. The timber vinyl flooring throughout the unit adds a touch of elegance and modernity. It's not just stylish but also easy to maintain, making your life hassle-free. The Sandalyn Complex is well-known for its great location. You'll find yourself within easy reach of Braddon's vibrant cafe culture, restaurants, boutique shops, and entertainment options. The convenience of city living is at your doorstep. This is the perfect opportunity for any first home buyer looking to enter the market, a live-in owner wanting to live in this prime location, close by to the light rail, or the astute investor seeking an addition to their portfolio. This property is sure to tick all the right boxes. Features: • First-floor apartment • Intercom access • Open plan design • Large 1-bedroom unit • Treetop views • Reverse cycle air conditioning & heating • Secure basement care space • Storage cage • Communal BBQ area • European-style laundry • Mirrored built-in robes Essentials: • EER: 5 • Living space: 65m² (approx.) • Balcony space: • Rates: \$2,223 p.a (approx.) • Land Tax: \$2,821 p.a (approx.) • Strata Levies: \$1,107 p.a (approx.) • Age: 24 years old • Units: 42 in complex • Rental Estimate: \$450-\$500 p.w