

**32/30 Ijong Street, Braddon, ACT 2612**

**Sold Unit**

Monday, 25 September 2023

32/30 Ijong Street, Braddon, ACT 2612

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



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**\$850,000**

This exquisite and hard to find two-bedroom townhouse is thoughtfully designed to offer the ultimate urban lifestyle. It will hold broad appeal to both live in owners or investors due to the unrivaled location on the fringe of Canberra's CBD. The offer is a sophisticated modern living experience. Situated within a well-maintained boutique complex, this home is surrounded by well-kept gardens and discreetly nestled away from the street, creating an immediate feeling of privacy and spaciousness. Despite being in a bustling neighborhood, it exudes a delightful sense of tranquility. Meticulously designed to facilitate easy entertaining, the bright floorplan offers a variety of inviting indoor and outdoor spaces. The two living areas are segregated from each other by the kitchen. Flowing from sliding doors to eastern side of the home is a large, versatile private outdoor space. Outdoor entertaining, a space for a pet or 2 or children, It really is one of the best outdoor spaces you'll see in an Inner-City townhouse. There are 2 bedrooms. The main bedroom is well spacious with easy access to its own private balcony. Bedroom 2 is generous again, and features built in robes. This attractive property is further elevated by its impeccable presentation, high-quality fixtures and fitting, spotted gum flooring, and secure double-car accommodation with ample storage. Features: • Master bedroom featuring ensuite, private balcony, and reverse cycle air-conditioning. • 2 secure car spaces! • As new water heater for bathrooms (installed 2020) • Spotted gum timber flooring • Large backyard with decked area, perfect for entertaining • Reverse cycle air-conditioner (downstairs) • Stainless steel appliances • Convenient European laundry • Basement double car accommodation with generous storage Essentials: • EER: 3 stars • Living size: 69m<sup>2</sup> • Balcony: 4m<sup>2</sup> • Courtyard: 96m<sup>2</sup> • Rates: \$716 per quarter approx. • Land tax: \$888 per quarter approx. (Only payable if rented out) • Strata Company: Civium Strata • Strata Levies: \$1,124.33 per quarter approx. • Age: Built 2005