

**36/19 Ijong Street, Braddon, ACT 2612**

home by holly

**Sold Unit**

Thursday, 26 October 2023

36/19 Ijong Street, Braddon, ACT 2612

**Bedrooms: 2**

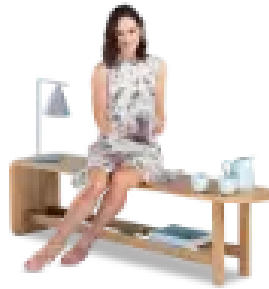
**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



Sally Strang + Ash Costello  
0491850701



Ash Costello  
0491850701

**\$637,000**

#soldbysally #soldbyash \$637,000 It's often said, 'you can't have it all'. While that rings true for the mainstream, the paths we choose at various stages of life, present vastly different ideals. While our priorities change and shift, we can all agree that living life to the full and experiencing the many flavours of a colourful existence, is paramount to living authentically. Keen for adventure? With 36/19 Ijong Street, Braddon as your base, simply jump on your fixed-gear bike and ride in any direction to find phenomenal food and genuine good times. Head north to bustling Dickson, east to conquer the iconic Mt Ainslie or head south to the heart of Canberra City, where you'll find world-class shopping. While the City is the heart of Canberra, Braddon is the undisputed soul. If you're after good vibes and low-key cool, look no further. Uber stylish Braddon is where the vinyl spins, succulents thrive, and the aroma of fair-trade coffee fills the air. Here, you can curate your custom lifestyle and effortlessly return home to your place of refuge. The prime location of Ijong Street is simply incredible – close to the action, but far enough away to discretely disengage, and reconnect with your true north. At the end of the wide, tree lined street, you'll find the fabulous Haig Park Village Markets every Sunday. From sensational dumplings to pet care, woodwork, arts and crafts – this is arguably Canberra's coolest markets, with plenty of things to sink your teeth into (literally and figuratively). Here, you'll find everything you need to embrace the vibrant lifestyle of your dreams. Two bright, airy bedrooms with built-in robes, including a generous master ensuite and balcony means you can spread out, accommodate guests, or invite a friend to flat share, to earn additional income. The efficient European laundry utilises minimal space, while the practical kitchen with Caesar Stone breakfast bar, connects with the living area and dining room. The gorgeous north-facing courtyard offers boundless potential to grow your herbs, pot plants or cultivate a perfectly manicured bonsai garden. You'll be comfortable all year round with an energy efficient northerly aspect and reverse cycle air conditioning, all the while, safely surrounded by a small community of fellow residents. Quite simply, this home offers the perfect balance between vibrance and chill. The perfect space to make your own, in a beyond amazing prime location. .features.spacious two-bedroom ground floor apartment.coveted location in leafy Ijong Street – footsteps to Braddon.north facing open plan living opening out to private north facing courtyard.master bedroom with ensuite and built-in-robe.second bedroom with built-in-robe.main bathroom with bath and European laundry.renovated kitchen with stone benchtops, stainless steel appliances.reverse cycle heating and cooling.attractive communal gardens.secure underground car spaces and lockable storage shed and visitors parking.convenient to transport and light rail.tenants vacating mid November 2023 EER: 4.5Living size: 79m<sup>2</sup>Courtyard size: 16m<sup>2</sup> (approx.)Land rates: \$715 per quarter (approx.)Body corporate: \$920 per quarter (approx.)