

**38/43 Ijong Street, Braddon, ACT 2612**



**Sold Apartment**

Friday, 22 September 2023

38/43 Ijong Street, Braddon, ACT 2612

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 87 m2

Type: Apartment



Nic SalterHarding  
0412600085

**\$640,000**

Usually when buying around the City Centre, you have to choose between convenience or peace & privacy. But fortunately there are some occasions where you can enjoy the best of both worlds, and this is undeniably one of them. Just minutes from Canberra's CBD you can find this quiet, spacious apartment with not a single other unit in sight from your living room. Instead, you look over the Ijong Street park and playground, with plenty of open space, play equipment and BBQ facilities. You enter through a formal walkway, separating the entry and bedrooms from your living area, and the space here is impressive. It's not that common to have space for a 6 or even 8 seater dining table, as well as a substantial lounge area and a study nook all in a 2 bedroom apartment, but it's done here without feeling the least bit cramped. The kitchen is open and offers plenty of bench space, and the bedrooms are also a generous size, with a second built-in study nook in the second bedroom. The main has plenty of room as well as a walk-in robe and a corner spa in the ensuite. Both have garden views as well. There is secure parking here too, and your cars could very well stay there more than you may be used to, with Braddon and the CBD within comfortable walking range, and a light rail stop just around the corner. So if you are looking for the best of both worlds, then you owe it to yourself to come to our next open, or call Nic on 0412 600 085 for a private inspection. What's on offer:- Large 2 bedroom ensuite apartment- North-facing, private park views from lounge and balcony- Open lounge, kitchen and dining with enough space for a 6-8 seater dining suite- Study nook- Timber floors- Reverse cycle air-conditioning- Spa bath and separate shower- Internal garden views from both bedrooms Close to:- Ijong Street Park- Lonsdale Street dining & entertainment precinct- Canberra CBD- Light Rail stop- ANU