

**42/19 Ijong Street, Braddon, ACT 2612**



**Apartment For Sale**

Sunday, 10 December 2023

42/19 Ijong Street, Braddon, ACT 2612

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 77 m2**

**Type: Apartment**



Lauren McDonald  
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**\$659,000+**

Nestled in the heart of Braddon, this ground-floor apartment at 42/19 Ijong Street offers a combination of comfort and convenience. Step into this meticulously designed 2-bedroom, 2-bathroom sanctuary boasting a spacious living area flooded with natural light. Entertain effortlessly with the expansive open-plan living space that opens seamlessly to a sprawling private courtyard, offering a serene oasis for relaxation or vibrant gatherings under the open sky. Braddon's vibrant cafes, restaurants, and boutiques are just moments away, ensuring a dynamic lifestyle brimming with excitement. With easy access to the city center, business hubs, and cultural landmarks, this property offers a harmonious blend of modern living and convenience amidst Braddon's eclectic charm. \* Ground floor 2 bedroom apartment \* Open plan living area with seamless flow to the private outdoor courtyard \* Both bedrooms include built in robes \* Master bedroom with ensuite \* Secondary bathroom with European Laundry \* Generous kitchen with island bench \* Convenient to transport and light rail \* Reverse cycle split system \* Designated underground car space and storage cage Living: 77sqm Courtyard: 25sqm Strata: \$870pq (approx.) Rates: \$552pq (approx.) Land tax: \$698pq (approx.) 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.