

44/25 Fawkner Street, Braddon, ACT 2612

home by holly

Apartment For Sale

Saturday, 18 November 2023

44/25 Fawkner Street, Braddon, ACT 2612

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



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\$630,000+

Imagine coming home, shutting the door and forgetting about the world, a welcoming sensory space, some soothing Jazz on the stereo, a nice glass of something special, restful forest views, sweet breezes off the pines. Nearing its thirtieth birthday, Braddon Gardens, extends a graceful, open-air invitation, that feels deliciously old-fashioned. Stuffey lifts, institutional corridors are swapped for warm brick paving, the quiet meander of garden paths, the simple pleasure of spiral stairs, curving gently skyward, up and above the leafy domain. This beautiful two-bedder sits peacefully on the second floor, a virtual oasis within the city, a few steps from Lonsdale, an easy stroll to the CBD. There is a lightness here, a spatial balance and a symbiotic relationship with nature as open living drifts to deep balcony, overlooking the green expanse of Haig Park. This characterful low-form multi-res sits across from heritage Shakespeare Hall and the iconic Lewis Hall with its inspiring modernist lines. This is classic Braddon, where tree-lined streets, grand old homes mix with vibrant new eateries, independent businesses, housed in a mix of industrial and schmick new builds. A simple feeling of home, as restrained and nuanced spaces are informed by banks of glazing, warming northern light. Expanses of whitewashed walls let you express yourself freely with curated photography, posters, art. Wall hung timber boxes, shelving, create moments, dioramas of practical and aesthetic joy, favourite wine bottles, bagged coffee beans, favourite objects. Wide hybrid timber floorboards coalesce with soft ceramic tiling, in a sensitive re-furb that effortlessly blends the old and the new. A seamless contemporary kitchen occupies one corner with eucalypt cabinetry topped with broad earthy stone worktops. Think neat rows of glassware on linear shelves and enough space to roll up your sleeves, the open design keeping the dialogue flowing, to-and-fro, from kitchen to dining table. The elevated terrace plays a key role, becoming an additional room, gifting sheltered communion within the open air. A rustically hewn bench is perfect for a barbecue, potted herbs. Alone or with friends, the park so close you can almost touch it. Crisp white tiling is set against a black framed shower with golden threads of brushed brass and warm timber. The bathroom combined laundry reading like a large airy room, with the perfect blend of industrial edginess and welcoming comfort. Two spacious bedrooms frame the evergreens, as large windows welcome a gentle light. The master with wall of built-in-cabinetry to conceal all your stuff, and the second bedroom capturing views along Girrawheen Street, a distant glimpse of Mount Ainslie. This gentle apartment is an easy stroll to the independent eateries, shops and bars of the buzzing Braddon precinct. Surrounded by green spaces including Haig Park and Mt Ainslie Reserve, the home is also handy to Dickson and the popular Ainslie shops. Close to transport including light rail, providing fast links to all of Canberra, the home is a stone's throw from the ANU, New Acton and the CBD. features..spacious and calm, renovated two-bedroom apartment in the sought after Braddon Gardens. set on a wide street and part of a small multi-res development built in 1995. second floor living with elevated northern views to Haig Park. light filled and airy, with huge, open kitchen, dining, living, flowing to alfresco balcony. private north / east facing corner apartment . nestled within leafy gardens, set with meandering paths, open air stairwell. renovated kitchen with ample storage, stone benchtops and quality appliances from Bosch. two generous bedrooms with tree-top views. deep sheltered balcony with timber barbecue outfit . combined bathroom/laundry in clean monochromatic scheme with brushed brass hardware and timber vanity. separate toilet. wall of built-in-cabinetry to master bedroom. second bedroom with recessed bed space and glimpses of Mt Ainslie. combo of new hybrid timber flooring, ceramic tiling and woollen carpets. pine green linen curtains. secure car parking. electric reverse cycle heating and cooling. walking distance to an intriguing array of independent restaurants, cafes, bars and shops. a short stroll to the CBD and the boutique eateries and cafes of New Acton. not far from the much loved Ainslie shops and the walking and biking trails of Mt Ainslie Reserve. close to transport including the light rail, ANU and Lake Burly Griffin FINE DETAILS (all approximate): EER: 6.0 Built: 1995 Living size: 89m² External: 6m² Total: 95m² Rates: \$1,335 pa Land tax: \$1535 pa (investors only) Admin: \$815.72 pq Sinking: \$383.28 pq Total: \$1,199 pq 58 units in complex Rental opinion: \$600 p/wk The information contained in this advertisement is derived from sources we deem reliable. However; we cannot provide any guarantees or warranties regarding the information supplied. Buyers are encouraged to conduct and rely exclusively on their own enquiries.