

45/19 Ijong Street, Braddon, ACT 2612

BOLTON & CO

Sold Unit

Monday, 14 August 2023

45/19 Ijong Street, Braddon, ACT 2612

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Unit

\$630,000

“Devonport” is located at the top end of the tree lined Ijong Street, in a precinct featuring low rise living. The Street appeal of this complex will grab you straight away and once inside you’ll find a home that is both functional and inviting. Within minutes you can walk to both Haig and Ijong parks or the Fenner Hall light rail stop. Whilst Braddon’s vibrant Lonsdale Street and the CBD are in close proximity you will feel well removed in this tranquil and inviting unit. The well designed Kitchen, living and dining space faces the tree lined Street and has RC A/C. The unit has feature windows with full length curtains and adjoining balcony with views on to Mt Ainslie. Both bedrooms feature built in robes, the master with ensuite and the main bathroom has a bath. The unit can be a low maintenance private home but it also offers the opportunity to break out into the well maintained gardens and leafy communal courtyards that comprise the “Devonport”. This unit ticks all the boxes for owner occupation or as an attractive, and in demand, rental property. Don’t let this one slip through your fingers, inspect without delay. Features: * Located in a quite leafy Street with close proximity to Lonsdale St & the CBD * 2 bedrooms with built in robes * Views to Mt Ainslie * Secure parking * R/C ACEER: 6 Rates: approx. \$2,140 per annum Land tax: Approx. \$2,624 per annum Strata Fees: approx. \$3,212 per annum * currently subject to revision Inspection by appointment unless otherwise advertised