

**5/17 Wise Street, Braddon, ACT 2612**

home by holly

**Townhouse For Sale**

Friday, 15 March 2024

5/17 Wise Street, Braddon, ACT 2612

**Bedrooms: 3**

**Bathrooms: 2**

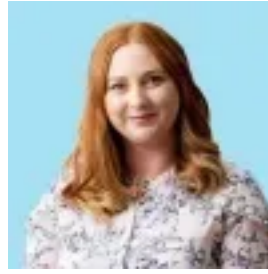
**Parkings: 2**

**Area: 133 m2**

**Type: Townhouse**



Holly Komorowski  
0491850701



Tenille Paul  
0491850701

**\$1,100,000 +**

Positioned on a quiet street, in the coveted suburb of Braddon, this three-bedroom townhouse, is a short stroll from Haig Park and the bustling, happenings of Lonsdale Street. Surrounded by trees, green shrubs, opening to courtyard, the Wise.home, is a private haven, perfect for re-charging, getting away from the demands of city living. There is restful ambience here, a calming neutral palette and lovely symbiosis between indoor and outdoor spaces. With its balance of sculptural planting, bold white forms, play of angled roofs, solid rendered fence line, the façade, has a pure ethos, and a distinct dash of Californian modernism. The interiority is bright and airy, with a delightful marriage of neutral tones, honeyed timber flooring and splash of dark accents providing, depth and contrast. The effect in one of restrained simplicity, natural order and comfortable, robust luxury. The open dining, lounge with large, picture windows, framing leafy views, beckoning light, warm winter sun, is both spacious and welcoming. A sleek, in-wall, electric fireplace, creates a cosy, focal point, perfect for connecting or privacy - think intimate conversations on cold winter evenings or reserving time for self, the company of a great book. Sliding doors provide easy transition to paved, alfresco dining area, within a privately, enclosed courtyard. This delightful sun-trap, doubles the space of the home, integrating the outdoors, and allowing for large gatherings...easily lasting long into the summer evenings. The soft grey paving stone, river pebble, lush green plantings, mulched garden beds, further enrich the sense of tactile garden immersion. The kitchen is all warm tones with stone bench tops, contrasting with stainless steel appliances and silver hardware to cabinetry. Luxe features include, gas cooktop, slide out rangehood, integrated dishwasher, island bench and pantry. The sequestered sleeping zone, occupying the second floor, is accessed via stairwell, with feature skylight, capturing light, snapshot of sky. The north facing master bedroom with ensuite, opens to balcony, overlooking rooftops, trees, skyline, enjoying a continuity of daylight. A further two bedrooms, with built-in wardrobes, opening to balconies, are centered around a family bathroom. Both bathrooms feature dramatic charcoal floor tiles and striking mosaics, framing the vanity mirrors. There is also a private, rear, double, secure garage with internal access. The home is just a few steps from Haig Park and an easy walk to Lonsdale Street, famous for its eclectic range of restaurants, cafes, unique boutiques, fantastic coffee, and thriving bars. This dynamic central locale also places you within walking distance to the CBD, ANU, Melbourne Centre, New Acton precinct and O'Connor shops. This whole inner-north area is synonymous for an amazing array of eating, drinking, relaxing, pampering, exercising and entertaining experiences. Throw in, ample green spaces, walking and biking trails, established trees and gardens, and you have an enviable city/village mix. The home is also close to transport including the light rail and metro city station, connecting you to the whole of Canberra. features..three bedroom, boutique townhouse in exclusive complex (only 5 total) .highly desired central Braddon area .warm and inviting living space, with floating timber flooring, sliding glass doors to courtyard .dining area surrounded by large north-west facing windows, views out to tranquil courtyard .kitchen with Bosch 4x burner gas cooktop, oven, pull out rangehood, dishwasher, breakfast bar and separate pantry/fridge area .north facing main bedroom with modern essential ensuite (new shower) .built-in wardrobes (all bedrooms) .bedrooms have direct access to balconies on both sides.beautiful statement window in landing area on 1st floor .main bathroom with corner bath, shower, vanity and storage .additional powder room located downstairs .large European style laundry with tub and shelving .linen cupboard downstairs .ambient electric heater .crimsafe screens .honeycomb energy saving blinds .double glazed windows throughout.automated double roller door garage with internal access .private access at rear of driveway .50m2 (approx.) private courtyard .ducted reverse cycle air conditioning .private CourtyardEER: 6.0Living size: 133 m2 (99m2 living + 34m2 garage, approx.)Courtyard size: 75 m2 (approx.)Balcony size: 16 m2 (4m2 and 12m2, approx.)Body corporate: \$1,446.39 pq (approx.).Land rates: \$1,335 pa (approx.).Land tax: \$1,535 pa (approx.).UV: \$357,000 (2023)Year built: 2006 (approx.).Rental opinion \$850 per week