

5/48 Ijong Street, Braddon, ACT 2612

independent
PROPERTY GROUP

Sold Townhouse

Thursday, 10 August 2023

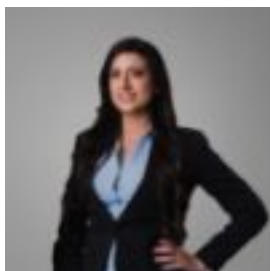
5/48 Ijong Street, Braddon, ACT 2612

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Townhouse



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\$855,000

A rare and exciting opportunity, a 2-bedroom ensuite townhouse located on the fringe of the city. This contemporary property is full of wonderful surprises and unique features that you'll need to see to fully appreciate. Located in a boutique complex of 5 townhouses that sit in close proximity to Braddons Café and entertainment precinct, the CBD plus easy access to the light rail and all of the other benefits of Canberra's Inner North. Number 5 is located at the rear of the complex. This position provides a private sanctuary for the owner and created an opportunity for a large wrap around private outdoor living spaces. The townhouse design combines functionality and striking décor. Entering the property, you'll be drawn to the refinished Spotted gum flooring which flows throughout the ground floor living space. It's a generous area and connects seamlessly from lounge to dining to the well-appointed kitchen. There's also an abundance of natural light flowing into the home due to the lovely north easterly aspect. Access to the substantial outdoor space is easy with a sliding door off the living area plus front and rear doors. The lower level features a powder room plus a separate laundry. Split system heating and cooling will also provide year-round comfort. The two spacious bedrooms are located on the upper level of the home. Both are segregated from each other. They both feature built-in robes, and easily access either the main bathroom or the ensuite. Again, you'll appreciate the stylish décor and functional design plus the added benefits of plush new carpet and fresh painting throughout. There is the additional benefit of a lock up garage to cap off a wonderful inner-city abode. Features: - 2 generous bedrooms - 2 and a half bathrooms - Single lock up garage - freshly painted throughout - Refinished spotted gum flooring - New carpets on upper level - Reverse cycle air con in all rooms - NBN ready Essentials: • EER: 4.5 stars • Living size: 81m² • Courtyard: 83m² • Rates: \$607.79 pq • Landtax: \$805 pq • Strata Company: Vantage Strata • Strata Levies: \$3,353.50 per annum • Age: Built 2016 • Rental Est: \$630 - \$680 pw