

5/56 Ijong Street, Braddon, ACT 2612

home by holly

Sold Unit

Monday, 14 August 2023

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Bedrooms: 2

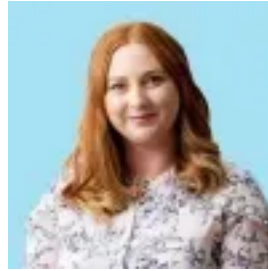
Bathrooms: 2

Parkings: 1

Type: Unit



Holly Komorowski
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Tenille Paul
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\$650,000

#soldbyholly \$650,000It's easy to think apartments are all the same, but we know they're not! Finding an apartment that ticks all the boxes – abundant natural light, lots of space, courtyards, and a bee's knees location – is harder than it sounds! Impeccably presented by its current owner, the ijong.home is warm and inviting, with nothing to do; simply move in and enjoy. Extending to courtyards at both ends, this vibrant ground floor apartment is modernised with effortlessly easy living seamlessly flowing to the outdoors. Positioned in the heart of the coveted, leaf precinct of Braddon, you are just a short stroll from the bustle of Lonsdale Street. A small development of twenty-one units and townhouses, the Arc has a high percentage of owner-occupiers with friendly neighbours and inter-connecting, leafy communal courtyards. A central entry corridor with an extravagantly vaulted ceiling and skylights provides an architectural entry sequence to this lovely ground floor home. The spacious kitchen, living, dining is characterised by large windows and sliding doors that open to a front, north facing courtyard. Engineered timber flooring and a neutral palate perfectly complements this sun-drenched arena. At the end of the day, a quick close of the blinds transforms the home into a cosy space. Both bedrooms are serene spaces, graced with morning light. The main bedroom has a walk-through robe and modern ensuite, with the added benefit of fresh air and cross ventilation as it opens via glass doors to the south-east facing rear courtyard. The second bedroom has a built-in wardrobe and is aligned with a spacious family bathroom – adjacent to the main bathroom. The rear courtyard has a paved alfresco dining area lined with established camellias. Spacious and private, it is the perfect space for relaxing. A gate provides access to connecting, communal courtyards - think tables under trees, a peaceful, leafy enclave in the heart of the city, summer barbecues, socialising with neighbours. Features: boutique complex of 21 units and townhouses, located in central Braddon. impeccable presentation inside and out. two private courtyards front and rear maximising sunlight. open plan living, dining and kitchen areas. practical kitchen with Bosch electric cook top, electric oven, dishwasher, pantry and stone benchtop. master bedroom with walk-through robe, ensuite and backyard access. second bedroom with built-in wardrobe. main bathroom with generous sized shower. european laundry with tub. linen cupboard. engineered timber flooring in living/dining. split system air conditioning. intercom system. single allocated basement parking space. basement storeroom. charming communal gardens off the rear courtyard. 12 minute walk to Lonsdale street (approx.). 14 minute walk to Ainslie Shops (approx.) Fine details (all approx.): Living size: 75 m² Courtyard size: 27m² and 21m² (48m² total) EER: 5.5 Build year: 2004 Rates: \$1,283.38 pa Land tax: \$1,444.35 pa Admin fund: \$814.46 pq Sinking fund: \$295.63 pq Total Strata Levies \$1,110.09 pq Rental opinion: \$640 - \$680 p/wk Braddon is a dynamic, ever-evolving, inner-north destination. The home is just a few steps from 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, New Acton precinct and Ainslie shops. 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.