

7/24 Ijong Street, Braddon, ACT 2612

edge.
real estate

Apartment For Sale

Thursday, 6 June 2024

7/24 Ijong Street, Braddon, ACT 2612

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 984 m2

Type: Apartment



Niki Rizquallah

Offers above \$799,999

Apartments with this much to offer are rare gems to find in the inner city! This sophisticated Northfacing Sorrento apartment is one of only 6 in its secluded section and ticks all the right boxes. Generously sized living areas offer a seamless indoor to outdoor continuity with complete privacy. A sunny, leafy outlook is completed with clever design concepts, ample storage and spacious amenities. Situated in the back of the gated complex where neighbourly traffic is kept to bare minimum, you can expect your days and nights to be secure, quiet and relaxed. Delight in the gorgeous courtyard where there is no line of sight to anyone else... it would be forgivable to forget just how close you really are to the bustle of the City and to the thriving Braddon CBD. Share time at home with friends and family with the gully style kitchen offering ample storage including a pull out pantry and stainless steel appliances, including dishwasher, electric oven and cooktop all in excellent condition. Or fire up a BBQ as the courtyard is large enough for a full dining set and room to move. It appears everything about this ground level apartment feels just right and was designed with you in mind. The master bedroom is of good size and can fit a king or queen sized bed and provides over-sized mirrored wardrobe to match. It has its own full sized ensuite plus sole access to the second courtyard, a private retreat if you will. The second bedroom allows for extra sunlight and would make for the perfect office or hobby room if a second bedroom is not required... or set it up for both. Both bathrooms are generous in size and feature stone benchtops, semi frameless shower screens and quality European tapware. The European laundry is hidden in the entry hall away from the bedrooms and the lounge and is adjacent to extra storage space for convenience. A dryer machine is included. The apartment is private and quiet yet captures north sun to courtyard/living area. Split reverse cycle heating and cooling ensures year round comfort and NBN ready to keep you connected. Secure basement parking with storage shed in prime location by your door. You'll be just a 6 minute stroll from the bustling Braddon restaurants bars and nightlife, gyms and pilates studios and other boutique stores and galleries. Braddon is renowned for having everything you may need in the one place and some of the best dining in Canberra. And if there's even more you're looking for... the city is a 5 minute drive away. The ANU and a multitude of public and private schools are all under 2km away as is public transport. Excellent location for easy living or as an investment. Be quick this will not last long... Call Niki now on 0415 935 695, no need to wait for business hours. If the listed open time/s don't suit you, let us know how we can assist. If you are not in town, a video tour can be arranged.