

**7/43 Ijong Street, Braddon, ACT 2612**



**Sold Apartment**

Tuesday, 19 September 2023

7/43 Ijong Street, Braddon, ACT 2612

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Symon Badenoch  
0412898690



Lucia Marzano  
0420826198

**\$623,000**

This quality 2 bedroom apartment is located in the heart of bustling Braddon with endless perks to convenient Inner City living. The apartment offers a sleek updated kitchen with stone benchtops, a dishwasher, and ample bench and storage space. Floating timber floors flow through the entry and living area create a warm contemporary look and an abundance of natural light adding to this inviting space. Enjoy the quality and comfort this apartment offers, with the master bedroom offering an ensuite and a corner spa bath, plus both well-sized bedrooms have the convenience of built-in robes. Reverse cycle air-conditioning to the living area and main bedroom ensures your year-round comfort. Take advantage of the large wrap-around balcony with direct access from the living area, ideal for extending your living outdoors and the perfect spot to relax and unwind. Everything is at your fingertips when living in Braddon. You'll be surrounded by Braddon's sporting facilities and leafy parks. Plus a short stroll away from the bustle of Lonsdale and Mort Street, abundant with cafes like Rye Cafe, Eighty/Twenty, Sonoma and plenty more, plus must eat restaurants, Lazy Su, Italian and Sons, Rizla and Okami Japanese, with additional retail shops surrounding. Plus, you'll be within walking distance to the very centre of the City. Quality features of the property include: 2 bedroom apartment Master bedroom with ensuite with spa bath Built in robes to both bedrooms Reverse cycle air-conditioning to living area and main bedroom Updated kitchen with dishwasher & stone benchtops Large wrap-around balcony Basement car space Additional storage cage BBQ area in complex Located opposite parkland Envious City location EER: 4.5 Built: 1999 General Rates: \$2,357pa approximately Land Tax: \$3,031pa approximately Strata Levies: \$4,981pa approximately Residence: 85sqm approximately Balcony: 52sqm approximately \*\*\* You may be asked to remove your shoes upon entry to the open home. We apologise in advance for any inconvenience this may cause and thank you for your co-operation and understanding.\*\*\*