

**9/85 Lowanna Street, Braddon, ACT 2612**

**Sold Townhouse**

Saturday, 23 September 2023

9/85 Lowanna Street, Braddon, ACT 2612

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Type: Townhouse**



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**\$1,532,000**

Let luxury and comfort be your lifestyle living in this brand new 3-bedroom terrace residence in this premium Braddon location. A lovely combination of the homes living areas with a spacious open plan layout, well-sized bedrooms, triple car garage, low-maintenance courtyard mixed with a series of high-end inclusions and features are sure to guarantee you'll live your best life in style. Internally, the floorplan has been expertly designed to cater to your lifestyle without the need to compromise on space. Enjoy the flexible options to create an inviting lounge room for day-to-day living, along with a separate dining area for hosting guests in style. In addition, the articulated voids (with safety-glass for superior privacy), high ceilings and expanse windows deliver plenty of natural light and open space to this unique offering. Extend your living out onto the spacious courtyard that delivers an impressive space for entertaining and outdoor relaxing. Privately enclosed and well-maintained, the courtyard connects nicely with the living areas, ideal for hosting larger social gatherings and for kids and pets to play. Well positioned, the kitchen connects beautifully with the living and dining areas and presents another outstanding component to the home with an efficient layout and elegant inclusions. Deliver every family meal to the highest standard and cook with ease and perfection with quality Bosch appliances (induction cooktop, oven, and microwave), Bosch semi-integrated dishwasher, 20mm stone benchtops and ample pantry and cupboard space. In addition, the large benchtop extends across the room and provides a copious amount of space for meal preparation and sitting room, ideal for meals on the go. With peace and privacy in mind, all bedrooms resonate a quiet setting to come home to and relax and offers a generous layout ideal for any resident to enjoy. Well proportioned, each bedroom is carpeted with mirrored sliding wardrobes. The main bedroom delivers an impressive suite privately positioned all on one level with a walk-through wardrobe and ensuite with a freestanding bathtub and a floating vanity with double bowl sinks. Reflecting the contemporary design of the residence, both bathrooms are beautifully crafted with floor to ceiling tiling, built-in mirrored shaving cabinets, wall hung vanities, designer fittings and a skylight in the main bathroom for added light. There is also a powder room located downstairs, highlighting the practicality of the home, ensuring guests don't need to intrude upstairs. Storage has also been thoughtfully catered for with the European style laundry and linen cupboards providing space for storage. In addition, the large triple car garage allows for further storage space and the useful options to create a workshop or home office. In this highly desirable location, enjoy the convenience of living just moments from Braddons vibrant Lonsdale and Mort streets along with the Canberra Centre and City CBD. Which offers a plethora of bars, clubs, restaurants, cafes, shops, and amenities to keep your social calendar busy. The Ipima Light Rail is just a short walk down the road to travel into the popular Dickson and Gungahlin precincts.

**Summary of features:** Brand new luxury 3-bedroom residence Boutique & quiet terrace development with only 10 Ultra-convenient Braddon location nearby Lonsdale St, Mort St & the Light Rail Architecturally designed home with high (safety-glass sealed) voids Spacious open plan living areas for day-to-day living Enclosed & private entertainers courtyard Low maintenance courtyards with gardens & synthetic grass Large triple garage with internal access Double glazed windows & sliding doors with fly screens Ducted heating & cooling NBN ready LED lighting Study nook upstairs ideal for working from home Contemporary kitchen with quality Bosch appliances Semi-integrated Bosch dishwasher Bosch induction cooktop & oven 20mm Caesarstone stone benchtops Ample pantry & cupboard space Main bedroom suite on level one with a walk-through robe & ensuite Bedrooms 2 & 3 privately located on level two with mirrored sliding wardrobes Bathrooms with full-height tiling, built-in shaving cabinets & designer fitting Main bathroom with a bathtub & skylight Downstairs powder room European style laundry with a washer & dryer combo

**Key figures:** Ground floor living: 59.3m<sup>2</sup> First floor living: 46.6m<sup>2</sup> Second floor living: 46.6m<sup>2</sup> Total living: 152.5m<sup>2</sup> Courtyard: 34m<sup>2</sup> Garage: 51.6m<sup>2</sup> Rates: \$2,788 p.a. (approx.) Land tax (investor's only): \$3,867 p.a. (approx.) EER: 4