

12/24 Ijong Street, Braddon, ACT 2612

home by holly

Apartment For Sale

Saturday, 29 June 2024

12/24 Ijong Street, Braddon, ACT 2612

Bedrooms: 2

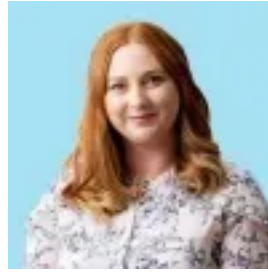
Bathrooms: 2

Parkings: 2

Type: Apartment



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Auction 10:00am Saturday 13 July

Light falls through walls of glazing, reaching deep into the joyful and airy social arena. There is a wonderful connection to outdoors as a deep balcony floats you among the treetops. Brimming with warm and inviting touches, this gorgeous two-bedroom apartment places you front and centre, moments from the bustling happenings of Braddon and the CBD. Sitting pretty on an oak lined street running down to Haig Park, the peaceful vibe of this gentle two-bedroom apartment, belies the dynamism of its inner-city locale. There is a Californian art deco vibe to this low lying boutique development known as Sorrento. The crisp white form is all clean lines and elegant balance, with iron work topping linear balconies. Entry is via a gated path, leading past neatly aligned deciduous trees that cast a cooling shade in summer. An enormous critical window floods the landing with natural light and gifts long views out to gardens and treetops. The apartment is privately sequestered on the second and top floor, opening onto a small foyer. To the left the second bedroom feels private yet open, as a series of glazing's, including full-height ribbon windows float you among the trees. From the bed you can look out to the age-old street oaks, the arching blue skies. While next door the master bedroom is all generous storage and easy drift to a large ensuite bathroom. Both ensuite and family bathroom are finished in signature neutral hues with floor-to-ceiling tiling and stone counter tops. Golden oak stained laminate flooring stretches underfoot, as a slender hallway ushers to the social domain. The neat galley kitchen has a lovely sociability and ideal communion with both the combined dining and living and generous balcony. Banks of soft white cabinetry are earthed by the natural hues of ceramic flooring, stone benchtops and mosaic tiled splashback in warm chocolate. New timber floating shelves provide a place for well-chosen display and there are quality appliances from Blanco. With views of mature silver birches that glint silver in the sun, the balcony is a private affair, with enough space for dining alfresco or sun lounging. The northern sun makes this the place to be all year round. There is a leafy peace at work here, a calming natural immersion...the perfect spot for refectation and re-charging before heading out to explore the enticements of the city. Ijong St is perfectly positioned for an endless selection of cafes, bars, restaurants while offering the restorative peace of ample green spaces, including the pine tree dotted Haig Park and the nearby biking and walking trails of Mt Ainslie. The Braddon precinct extends a vast array of independent stores, great hospitality venues, bakeries, yoga studios... There is the famous Asian and international cuisine of the Dickson precinct and not far, the village charm of Ainslie shops with its fabulous IGA and gastro pub. The CBD is whisper close and with buses and light rail at your doorstep you can ditch the car, easily exploring the whole of Canberra..features.sundrenched two-bedroom apartment in central Braddon.quiet oak tree lined street, as short stroll to Lonsdale.part of the Sorrento complex, a lovely small development with art deco flair.north facing open plan living and dining room, opening to deep balcony.partitioned open kitchen with tiled flooring, plenty of bench and storage space, electric cooktop, electric oven and dishwasher.gorgeous north facing large balcony with peaceful, leafy outlook.two large bedrooms with built-in robes.main bedroom with private ensuite including shower, vanity and toilet.second bathroom with shower, vanity, toilet.new oak laminate flooring.freshly painted.new blinds.reverse-cycle split-system air conditioner in living room.plenty of built-in storage space throughout home.European laundry including Simpson dryer.two underground car spaces with remote access plus storage.boutique, quiet complex of 15 apartments.excellent location near Braddon cafes, shops, Haig Park and Haig Park Sunday Markets.easy access to Lonsdale Street, Haig Park, the CBD, ANU, local schools, light rail and public transport

FINE DETAILS (all approximate): EER: 6.0 Living size: 82m² (approx.) Body corporate: \$1,330.50 pq approx. Land rates: \$1,335 pa (approx.) Land tax: \$1,535 pa (approx.) Year built: 2007 (approx.) Rental opinion: \$640 - \$670 p/wk