

20 Lowanna Street, Braddon, ACT, 2612

House For Sale

Friday, 1 November 2024



THE
PROPERTY
COLLECTIVE

20 Lowanna Street, Braddon, ACT, 2612

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Obi Shadmaan
0423980763

Lifestyle Meets Development Opportunity

Discover the allure of 20 Lowanna Street, Braddon – a rare double-storey, separate title home that offers both lifestyle and RZ3 development potential in one of Canberra's most desirable suburbs. Whether you're looking to settle in or secure a prime investment opportunity, this property delivers on every level, surrounded by the vibrant amenities and natural beauty that make the area so sought-after.

With three spacious bedrooms, two bathrooms, including ensuite in the retreat upstairs, this home features a layout designed for comfortable living. The interiors are fitted with contemporary fixtures and finishes that bring a sense of elegance to every room. Ample living spaces provide flexibility for relaxation, family time, or entertaining, while the dedicated laundry room adds that extra touch of convenience.

The property's outdoor features are equally impressive, including a large, fully fenced backyard – a safe haven for children or pets and ideal for weekend gatherings with friends. The entertaining area sets the scene for year-round enjoyment, and the double tandem carport offers secure parking with extra space to set up a workbench, perfect for hobbyists or extra storage needs.

20 Lowanna offers a lifestyle that's second to none, blending the vibrancy of city living with a welcoming community feel. With its bustling array of trendy shops, renowned restaurants, cosy cafes, and boutique stores, Braddon truly has everything you could possibly need just moments from your doorstep. Stroll down lively streets lined with unique retail spots, fresh produce markets, and artisan delis, all adding to the suburb's charm. Braddon captures the essence of modern city living without compromise – enjoy all the convenience, culture, and variety you crave, all while staying connected to the relaxed pace Lowanna Street is known for.

The Perks:

- RZ3 zoned block
- Funky double-storey separate title house in Braddon
- High cathedral style ceilings allowing abundance of natural light
- Open plan living perfect for entertaining plus additional living area upstairs
- Segregated master bedroom with walk-in robe and ensuite
- Large spacious and private backyard perfect for kids and pets
- Well proportioned bedrooms with built-in robes
- Kitchen with gas cooktop, electric oven, dishwasher plus ample storage and bench space
- Hydronic heating, two split system air conditioners and a fireplace
- Gas hot water system
- Enclosed double (tandem) carport
- Garden shed
- Unbeatable location just minutes away from the bustling Braddon and City precincts, thriving Dickson shops, schools, public transport and all the amenities you can possibly need for the ultimate city lifestyle

The numbers.

- Living area: 155m²
- Block size: 562m²
- Rates: \$4,944 per annum
- Land tax: \$10,240 per annum
- Unimproved value: \$950,000 (2024)
- Build: 1964 (approximately)
- Rental estimate: \$900 - \$950 per week