

41/19 Ijong Street, Braddon, ACT 2612



Unit For Sale

Wednesday, 3 July 2024

41/19 Ijong Street, Braddon, ACT 2612

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Unit



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Auction 25/07/2024

Nestled on the top floor of a quiet and secluded complex, this corner apartment offers a lifestyle of comfort and tranquillity. Positioned to capture the northern sun, it boasts serene garden views, just steps away from Haig Park and Lonsdale Street and a short walk to the city. Stepping into this home, natural light floods through the open plan living area, highlighting the newly updated features and inviting ambience. Freshly painted walls complement the hybrid timber flooring, creating a warm and modern atmosphere. The north-facing aspect ensures a bright and airy feel throughout the day, perfect for relaxation and enjoyment. The kitchen is a culinary delight with its new timber benchtops, subway tiles, and quality Bosch appliances including an induction cooktop, oven, and dishwasher. This space is designed not only for practicality but also to inspire delightful culinary experiences. The apartment comprises two bedrooms, both featuring plush wool carpet, built-in robes, and honeycomb blinds for added comfort and privacy. The master bedroom enjoys its own balcony and ensuite bathroom, offering a private retreat within the home. The main bathroom includes a shower over the bath and integrated laundry facilities, ensuring convenience and functionality. Outside, the apartment offers a single car space in the basement with additional storage, providing secure and convenient parking. Situated as a corner unit, it enjoys privacy with only one shared wall and overlooks the established gardens of the complex, enhancing the peaceful atmosphere. In addition to its private and serene setting on a leafy street, this apartment is ideally located just a short stroll away from the vibrant Braddon precinct, Haig Park, and the convenient light rail. Its proximity to local amenities, schools, and public transport makes it an ideal choice for those seeking both comfort and convenience in city living.

The Perks:

- Tranquil top floor, corner unit with northern sun and garden views.
- Freshly painted with modern hybrid timber flooring throughout.
- Updated kitchen with new timber benchtops, subway tiles, and Bosch appliances.
- Master bedroom with balcony and ensuite bathroom.
- Second bedroom with built-in robes and plush wool carpet.
- Main bathroom with shower over bath and integrated laundry.
- Split system, located in the living area.
- Only 1 neighbour.
- Single car space in basement with additional storage cage.
- Close proximity to Braddon precinct, Haig Park, and light rail.
- Peaceful environment with only one shared wall.
- Ideal location near amenities, schools, and public transport.

The Numbers:

- Internal living: 79m² approx.
- Balconies: 9m² approx.
- Total: 88m² approx.
- Rates: \$574.47 p.q approx.
- Strata: \$941.85 p.q approx.
- Rental estimate: \$620 - \$640 p.w approx.