

3/48 Ijong Street, Braddon, ACT, 2612

LUTON

Townhouse For Sale

Friday, 25 October 2024

3/48 Ijong Street, Braddon, ACT, 2612

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Townhouse



Peter Carey

Inviting, contemporary living in superb leafy location, a stroll to light rail or Braddon and City!

This stylish, contemporary townhouse is situated in one of the most appealing streets where arching branches form a leafy canopy. It is just a short level stroll to the vibrant Braddon restaurant scene, a park with a playground, a convenience store and light rail stops! This location offers the best of both worlds.

A pathway lined with elegant white roses leads to the inviting front courtyard, which presently hosts a lush array of potted plants. Inside, the open plan living area is bathed in natural light, with full length windows overlooking the east facing courtyard. The space seamlessly connects to a private leafy rear courtyard, perfect for entertaining. High ceilings, neutral white decor and LED downlighting further enhance the sense of spaciousness, while a reverse cycle air conditioner ensures year round comfort.

The sleek kitchen is equipped with stone benchtops, an Omega gas cooktop and oven, a dishwasher and pantry, making it both stylish and functional. A Euro laundry is adjacent.

The rear courtyard offering complete privacy, features a pergola and thriving potted plants, creating a serene outdoor living space.

On the carpeted upper level, the master bedroom features a mirror robe, a reverse cycle air conditioner, ceiling fan and ensuite with a quality finish. Opposite, the second bedroom offers a mirror robe and elevated treetop outlook, with the main bathroom adjacent.

The townhouse includes a separate garage under the complex for added convenience.

Set in a peaceful, tree lined location, you're only a short walk across the park to light rail stops, providing quick access to Braddon, the City centre and the bustling Dickson precinct. If you prefer a more leisurely pace, all these destinations are easily reachable on foot, making this apartment an ideal choice for those who appreciate both convenience and a relaxed lifestyle.

Key Features

- ❑ Inviting townhouse in quiet, tree lined street a stroll to Braddon restaurants and City
- ❑ Prime location with a park, playground, convenience store and light rail stops only steps away
- ❑ Charming front courtyard, currently adorned with a lush collection of potted plants creates a welcoming entrance
- ❑ Open plan living area with full length windows at both ends, providing views and access to outdoor living spaces
- ❑ High ceilings, crisp white decor and LED downlighting throughout, enhancing the sense of spaciousness
- ❑ Reverse cycle air conditioner in living area for year round comfort
- ❑ Modern kitchen with stone benchtops, Omega gas cooktop and oven, Fisher and Paykel dishwasher, and a pantry
- ❑ Rinnai instantaneous hot water system
- ❑ Convenient Euro laundry tucked away near the kitchen
- ❑ Spacious rear courtyard, leafy and private, with a pergola - ideal for outdoor entertaining
- ❑ Upper level features two carpeted bedrooms and two bathrooms, offering privacy and comfort
- ❑ Master bedroom includes a mirrored robe, reverse cycle air conditioning, ceiling fan and a high quality ensuite
- ❑ Second bedroom features a built-in robe, reverse cycle air conditioning, ceiling fan and a serene treetop outlook
- ❑ Private underground garage for secure parking

Strata is \$ 1,279.00 per quarter

Rates is \$655.79 per quarter