

50C Ijong Street, Braddon, ACT, 2612

Townhouse For Sale

Thursday, 21 November 2024



50C Ijong Street, Braddon, ACT, 2612

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Karon Stafford



Tim Stafford

Luxury town residence in award winning development!

A rare offering indeed! Absolute luxury - this stunning and thoughtfully designed luxury town home boasts custom joinery and quality inclusions throughout! From the moment you step inside, the quality and ambience of this superb property will embrace you and you will never want to leave!

The delightful living area is situated at the front of the residence and boasts high ceilings and windows to take advantage of the appealing solar orientation that this thoughtful design has to offer. This lovely room also features stunning engineered oak floors, as well as providing an almost seamless transition from indoor to outdoor living to the relaxing sunny front courtyard area.

The gourmet kitchen is a dream and features expansive stone benchtops/breakfast bar, quality Miele appliances, plus custom joinery including fabulous storage options.

The segregated master bedroom is thoughtfully located on the main level and features a stylish ensuite, abundant wardrobe space and access to the private rear courtyard. Also featured on the main level is the laundry, plus a handy powder room.

Upstairs features two spacious bedrooms each with very generous built-in wardrobes, as well as the main bathroom.

Car accommodation is provided by an individual basement double garage with a remote door and internal access directly to the residence.

Additional features include ducted reverse-cycle air-conditioning for year-round comfort; remote controlled blinds; and a wired smart doorbell system.

Maple, an elegant development of 7 exceptional town residences was designed by renowned local architects Ring and Associates and built by Antos Constructions. The development was the 2022 winner of ACT Townhouse/Villa development, and a 2023 finalist in the HIA Australian Townhouse/Villa Development.

Combine all this with the stunning central location which provides easy access to the Braddon dining and shopping precinct, Canberra CBD, Ainslie and Dickson Shopping Centres and the light rail system, you will love the luxury and convenient lifestyle to be enjoyed living in this very stylish property which is a rare offering indeed in this popular Inner North location. Act quickly as opportunities like this are rare!

In summary, features include:

- Quality three bedroom ensuite town residence
- Exceptional build quality and inclusions throughout
- Stunning kitchen with quality Miele appliances
- Solar orientated and free-flowing indoor/outdoor living
- Engineered oak flooring
- Segregated master bedroom located on the main level
- Stylish bathrooms with in-floor heating
- Front and rear terraces with established gardens
- Individual double lock up garage with internal access
- Ducted reverse-cycle air-conditioning
- Fabulous central Inner North location
- Award winning complex of only 7 residences
- Winner 2022 ACT Townhouse/Villa development
- Finalist 2023 HIA Australian Townhouse/Villa Development

Rates: \$762.25 per quarter (approx)
Strata: \$1,085.00 per quarter (approx)
Built: 2021
EER: 6 Stars