

2/135 Limestone Avenue, Braddon

Inner City Garden Oasis!

Our current owner has upsized, packed their bags and is ready to go, presenting you with an exciting and rare opportunity to secure a ground floor apartment, in a tightly held complex, in trendy, cosmopolitan, Braddon.

Featuring all the characteristics of a perfect inner-city apartment such as high ceilings to both bedrooms, double glazed windows, quality appliances, an unbelievably large storage area and side by side car spaces - all in an exclusive development of just ten - this two bedroom ensuite apartment boasts almost 90m2 of living plus two lush green courtyards offering a further 112m2 of outdoor space.

The open plan style of this amazing apartment makes entertaining family and friends a breeze, with large sliding doors opening to the private rear courtyard allowing living areas to flow seamlessly from inside to out.

The segregated living areas are separated by a gourmet kitchen complete with dishwasher, loads of cupboard space and stone bench preparation area. The thoughtful layout also provides spacious bedrooms at either end of the apartment divided by a generously proportioned ensuite off the master and separate two-way bathroom off the second.

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FOR SALE

\$650,000+

VIEW

Sat 8th Aug @ 10:40AM - 11:10AM

AGENTS

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AGENCY

LJ Hooker Dickson
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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



Perfectly located adjacent to Alan Ray Oval and only a short walk to the light rail, temptations of Lonsdale Street, the City, Dickson and Ainslie shops, this special offering simply must be on your list to inspect - it won't be here for long!

Features:

- Boutique development of only 10 apartments
- Ground floor location with two courtyards
- Two large bedrooms with built-ins
- Freshly painted walls
- New flooring in front bedroom
- Split system air conditioning
- Heated bathroom floor tiles
- Two allocated secure car spaces with an unbelievably large storage area
- High ceilings throughout - adding space & light
- 90m2 of living plus two courtyards
- Double glazed windows throughout
- Crimsafe doors (front and back)
- Tank water in both courtyards
- Mature garden (hedges, olive tree and rosemary)
- 5 star energy rating, keeping energy costs down

MORE DETAILS

Property ID	1HKNFNF92
Property Type	Apartment
House Size	84 m2
EER	5

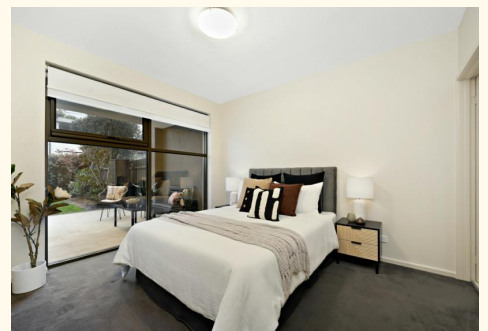
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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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