



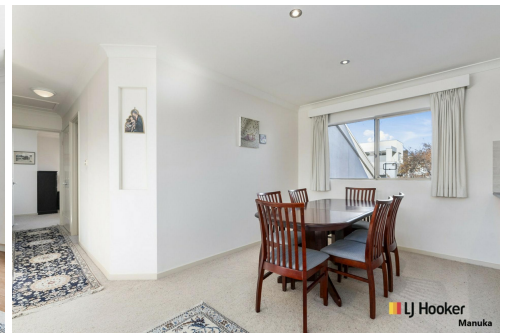
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## Braddon, 5/43 Ijong Street

### Spacious, Light Filled and Leafy Outlook

Experience the best of inner-city living in this ultra-convenient Braddon location, just moments from the vibrant Lonsdale Street precinct and Canberra's CBD. This spacious north facing, two-bedroom, one-bathroom apartment offers an ideal lifestyle with light-filled interiors and a seamless connection between indoor and outdoor living.

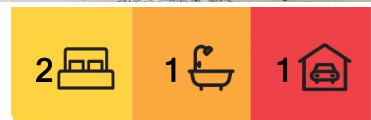
The open plan living and dining area flows effortlessly onto the balcony, the perfect space for entertaining or simply unwinding in peace. As a top-floor apartment with no shared walls, it offers a quiet and secluded setting. Carpets throughout the living zone adds warmth and sophistication to the space.

The functional kitchen, featuring electric stove, ample storage, and sleek benchtops, ideal for preparing your favourite meals or hosting friends for dinner.

Both bedrooms are generously sized and thoughtfully positioned, each featuring built-in

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**EER** ★★★★★

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wardrobes with second bedroom having inbuilt shelves and a study space. The home is serviced by a generous bathroom featuring a spa bath and a separate shower, along with a separate toilet for added convenience. A European laundry further enhances the practicality of the layout.

Ideal for first-home buyers, live-in owners wanting to embrace the urban lifestyle, or savvy investors seeking strong rental potential in one of Canberra's most in-demand location, this property offers incredible value.

**Features:**

- \*76 sqm of living
- \*11sqm balcony
- \*North facing
- \*Leafy outlook
- \*Two large bedrooms with built-in robes
- \*Spa bath
- \*European laundry
- \*Secured car space
- \*Short Walk to Lonsdale Street, Canberra Centre & Light Rail

**Disclaimer:**

While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.

## More About this Property

<b>Property ID</b>	1U2VFMF
<b>Property Type</b>	Apartment
<b>House Size</b>	76 m2
<b>EER</b>	6
<b>Including</b>	Balcony

**Stephen Thompson 0418 626 254**

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