

## Braddon, 50/11 Fawcner Street

### A Tree-Lined Treasure in the Heart of Braddon

There are places that simply feel right - where the trees seem to stand guard like old friends, and the air hums with the quiet certainty that life is good. 50/11 Fawcner Street is where you'll find all this and more.

Set along one of Braddon's most enchanting, tree-lined avenues, this magnificent three-bedroom ensuite town residence is more than just bricks and mortar - it's a canvas upon which you'll paint your future.

The thing that really hits you when you walk inside is the immense space. Freshly dressed with brand new carpet, new blinds, and a crisp coat of fresh paint, every room sparkles with the promise of new beginnings. The layout is sprawling yet inviting, with sun-drenched living spaces that capture the morning light and will bathe you in its warmth throughout the day.

3

2

2

#### Auction

Wed 4th Jun @ 6:00PM

#### View

By Appointment

#### Contact

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EER



**LJ Hooker Kaleen**

(02) 6241 1922



**Disclaimer:** 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.



And then there's the balcony - enormous and majestic. Here, you'll sip coffee as the world stirs awake in the mornings, or lose yourself in twilight conversations, the canopy of beautiful trees along the street as your backdrop.

Beneath it all lies the practicality you crave: two secure car spaces tucked safely away, and access to a beautifully maintained pool - your own private oasis, perfect for hot summer afternoons and lazy weekends where time slows and children's laughter echoes across the water.

In this lovingly cared-for complex, community matters. Pride of place is evident at every turn, from the manicured gardens to the gentle rhythm of life that hums through its open interior spaces. Perfect for a wide range of buyers, from first home buyers, investors, and those looking to downsize and not compromise on space inside and out.

Looking to call Braddon Home? Call Tim Russell at 0416 087 834 or Jackson White-Brettell at 0421 479 376 for further information or a private inspection.

Features include:

3 large bedrooms

Main bedroom with Ensuite

Enormous Balcony

Beautiful tree-lined street

2 secure car spaces

Impeccably maintained complex

In-ground pool

New Blinds

New Carpet

Modern Kitchen

Easy-care timber floors throughout the living area.

Immense living space

The large foyer entry space is perfect as a study, creating the largest study nooks.

A short stroll to buzzing Braddon and only moments from the thriving city centre

117 m2 Approx internal living

22 m2 Approx Balcony

27 m2 Approx Car park

Rates: \$631 pq approx

Land Tax: \$851 pq approx

Body Corporate: \$1,204.59 pq approx

Sinking Fund: \$248.99 pq approx

EER: 5

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## More About this Property

<b>Property ID</b>	2GR6F9Q
<b>Property Type</b>	Apartment
<b>EER</b>	5

### Tim Russell 0416 087 834

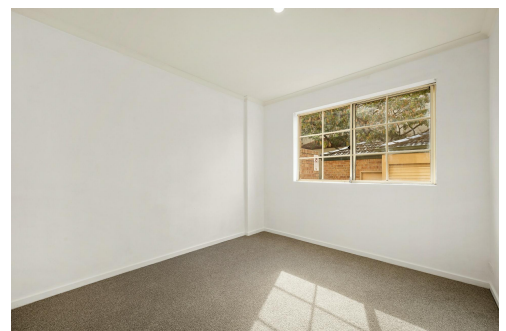
Franchise Owner / Sales Manager / Licensed Agent & Auctioneer  
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### Jackson White-Brettell 0421 479 376

Executive Assistant to Tim Russell | jackson.white-brettell@ljhkaleen.com.au

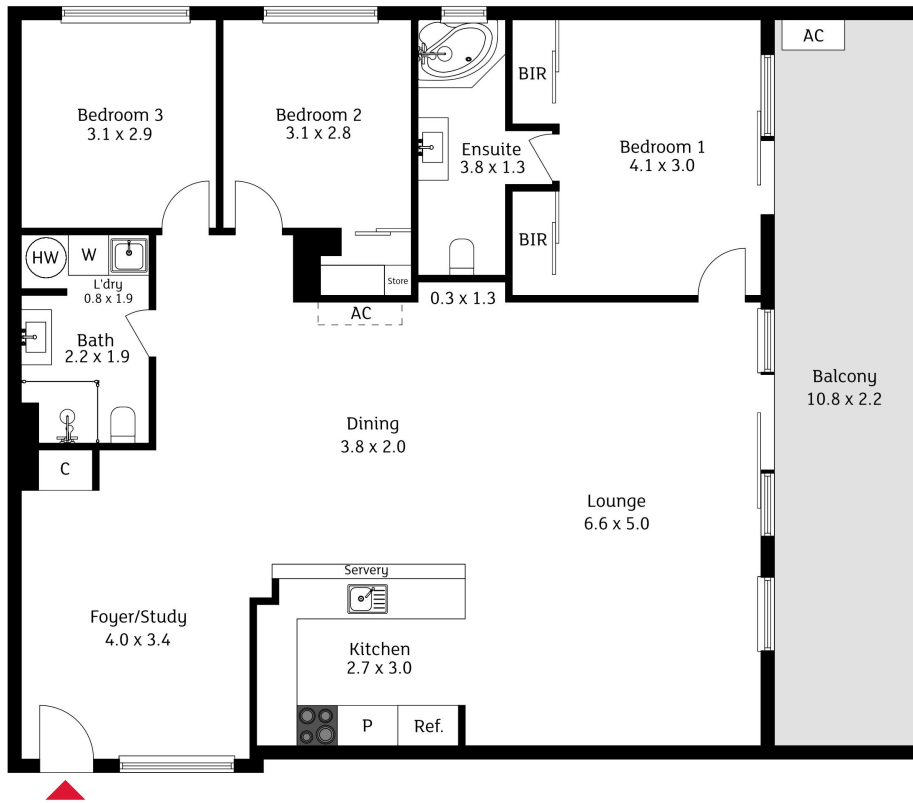
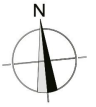
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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