



15 Batman Street, Braddon

Braddon Heritage Character With So Much Potential!

Buyers are attracted to Braddon for a host of reasons; the charm of an original Canberra suburb, the wide, tree-lined streets or the open, garden suburb design that's preserved as a heritage precinct. Batman Street sits comfortably in this environment and number 15 offers you the opportunity to secure a classic Canberra red brick cottage as well as the opportunity to create your dream home.

The 743m2 block is perfectly aspected with a long northern flank and the property offers three bedrooms, separate loungeroom, kitchen, sunroom, light-filled kitchen - all with the original high ceilings, picture rails and timber sash windows - it's perfect for the professional couple or young family!

The ultra-convenient location is unparalleled - where else can you be walking or cycling distance to national icons such as The Australian War Memorial, old and new Parliament Houses, the National Library, or Lake Burley Griffin? The City Centre is at your doorstep and even the Ainslie shops are just minutes away while the Braddon and Dickson precincts offer an array of independent stores, restaurants, café's and bakeries.

3  1  1 

FOR SALE
\$1,450,000+

VIEW
By Appointment

AGENTS
Andrew Browne
0403 169 259
andrew.browne@ljhdickson.com.au

AGENCY
LJ Hooker Dickson
(02) 6257 2111

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.

 **LJ Hooker**

If you're looking to call one of Canberra's finest addresses home and also make your real estate dream come true, this is an opportunity not to be missed! Come along to the next open home or call Andrew on 0403 169 259 to arrange your private viewing.

At a glance:

- 1921 heritage home in original condition
- Charming tree-lined street
- Separate, light-filled living areas
- Linen cupboard, storage cupboard and cloak cupboard
- Separate dining and lounge rooms
- Laundry with additional toilet
- 9 foot ceilings
- New carpet throughout
- Recycled Canberra red brick paving
- Beautiful tree street close to the city
- Minutes to the Canberra Centre
- Walking distance to Ainslie Primary & Campbell High Schools
- Short stroll to the Australian War Memorial
- Five minute walk to Mt. Ainslie
- Ten minute walk to Lake Burley Griffin
- Close to public transport

MORE DETAILS

Property ID	1HKMWEF92
Property Type	House
Land Area	743 m2

Andrew Browne 0403 169 259

Licensed Agent | andrew.browne@ljhdickson.com.au

LJ Hooker Dickson (02) 6257 2111

36 Woolley Street, DICKSON ACT 2602
dickson.ljhooker.com.au | info@ljhdickson.com.au

