







34 Donaldson Street, Braddon

Donaldson Street Heritage Delight!

Auction Location: On-site

Buyers are drawn to Braddon's heritage precinct for many reasons. From the charm of one of Canberra's original garden suburbs or its wide, tree-lined streets it remains one of the capital's most sought-after neighbourhoods. What makes 34 Donaldson Street particularly special is that it enjoys all the appeal of this prestigious setting while offering the flexibility to renovate or extend without the heritage restrictions that apply elsewhere in the precinct.

Set on an expansive 1,066m² block framed by established gardens, the property enjoys a prized northerly aspect directly opposite historic Ainslie Primary School. With protected open space across the road, your outlook is secure, ensuring you'll never be built out and can continue to enjoy the leafy surrounds for generations to come.

Positioned within the tightly held, non-heritage-listed pocket of Braddon, this charming residence showcases beautifully preserved period features, including picture rails, timber sash windows, high battened ceilings and stunning open fireplaces that form the heart of the home while established hedges and gardens further enhance the

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AUCTION
Sat 19th Dec @ 9:30AM

VIEW
Sat 21st Nov @ 9:30AM - 10:00AM

AGENTS
Andrew Browne
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AGENCY
LJ Hooker Dickson
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Interested parties must rely solely on their own enquiries.

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sense of privacy and serenity that is increasingly difficult to find so close to the city.

The location is simply exceptional. Walk or cycle to some of Canberra's most iconic destinations, including the Australian War Memorial, Lake Burley Griffin, the National Library and Parliament House. Braddon's dining precinct, the Canberra CBD and the Ainslie Shops are also just moments away —all delivering an enviable lifestyle of convenience and connectivity.

While parts of Braddon have evolved into a landscape of apartment towers and urban redevelopment, this address remains a rare reminder of the suburb's historic character, space and enduring appeal. So, if you've been searching for a blue-chip inner-city property with character, space and unlimited potential, 34 Donaldson Street deserves your attention. Join us at the next open home or contact Andrew on 0403 169 259 to arrange a private inspection.

Features:
Beautiful heritage family home with welcoming character charm
Three large bedrooms (one with built in robe) and sunroom off main
Fully renovated kitchen, bathroom & laundry
Gas cooktop and electric oven
Walk in pantry
Front porch and formal entrance
Formal lounge room with inglenook fireplace
Bedroom three also with fireplace
Perfectly preserved heritage features:
High battened ceilings
- Timber detailing
- Picture rails
- Open fireplaces
- Timber sash windows

Private established gardens
Gas hot water
Ducted heating
Security system











MORE DETAILS

Property ID	1HKNR4F92
Property Type	House
House Size	106.6 m2
Land Area	1066 m2
EER	1.5

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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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