56 Girrahween Street, Braddon

Full of Character, Packed with Potential, Positioned to Impress

Auction Location: On Site

Set on an expansive 1,486sqm parcel directly opposite the leafy serenity of Haig Park, 56 Girrahween Street, Braddon presents a rare and compelling opportunity where character, scale, and location converge in perfect harmony.

Beyond its charming red brick fae, a sense of timeless warmth immediately unfolds. A grand and welcoming entry draws you inside, setting the tone for a home rich in personality and possibility.

The spacious living area is anchored by a fireplace, an inviting centrepiece for cosy winter evenings, while polished timber floors and soaring 9-foot ceilings enhance both the warmth and sense of space. Classic timber sash windows frame a picturesque, ever-changing green outlook across to the park, creating a seamless connection to the outdoors.

At the heart of the home, the thoughtfully renovated kitchen offers both practicality and connection. Generous storage and preparation space cater effortlessly to everyday living, while the large island bench

5 2 1

FOR SALE
Auction 11/07/2026

AGENTS

Stephen Bunday
0416 014 431
stephen.bunday@ljhdickson.com.au

Brenden Mowat
0430 403 801
brenden.mowat@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

forms a natural gathering point, perfect for casual meals, conversation, and entertaining family and friends.

Five well-proportioned bedrooms, each complete with built-in robes, provide exceptional flexibility for growing families and guests. The dedicated study is also great for those seeking a dedicated work-from-home space. Two well-appointed bathrooms further support comfortable, functional living.

Year-round comfort is assured with ducted gas heating, evaporative cooling, and reverse cycle air conditioning, allowing the home to adapt effortlessly to Canberra's changing seasons.

Yet it is the sheer scale of the land and the exceptional location that truly set this offering apart. With such a substantial parcel at your disposal, the possibilities are as exciting as they are expansive. Renovate, extend, reimagine, or simply enjoy the space and privacy of an inner-city setting.

And then there is the lifestyle. Step outside and Haig Park becomes your front yard. Just moments away, Braddon's vibrant precinct comes alive with acclaimed cafés, restaurants, boutiques, and bars. Picture slow Sunday mornings wandering through the local markets, spontaneous dinners with friends, or an easy stroll into the CBD for work, culture, and convenience.

This is more than just a home. It is a rare opportunity to secure a significant foothold in one of Canberra's most sought-after locations, where character abounds, potential is immense, and lifestyle is simply unmatched.

At a glance:
- Large 1,486sqm block in a prime inner-city Braddon location
- Directly opposite Haig Park
- Charming red brick home full of timeless character
- Polished timber floors, 9ft ceilings and timber-sash windows
- Grand entry leading to spacious, light-filled living areas
- Five generous bedrooms, all with built-in robes
- Study
- Fireplace
- Ducted gas heating
- Evaporative cooling
- Reverse-cycle air-conditioning
- Renovated kitchen with ample storage and preparation space
- Exceptional scope to renovate, extend or reimagine
- Short stroll to Lonsdale Street, Braddon with cafés, restaurants, and boutiques
- Easy access to Canberra CBD

EER ★★☆☆☆☆

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

MORE DETAILS

Property ID	1HKNFFF92
Property Type	House
House Size	242 m2
Land Area	1486 m2
EER	2

Stephen Bunday 0416 014 431
Licensed Agent & Auctioneer ACT/NSW |
stephen.bunday@ljhdickson.com.au
Brenden Mowat 0430 403 801
Licensed Agent | brenden.mowat@ljhdickson.com.au

LJ Hooker Dickson (02) 6257 2111
36 Woolley Street, DICKSON ACT 2602
dickson.ljhooker.com.au | info@ljhdickson.com.au

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.

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.

56 Girrahween Street, Braddon

LJ Hooker

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