



1/43 Ipima Street, Braddon

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## Make A Straight Line To Radius!

Auction Location: On-site

Some times the numbers alone tell a story - two bedrooms, bathroom, ensuite, study/guest bedroom, 82 square metres of living space, 95 square metres of north facing courtyard and a further 32 square metres of allocated garage and two parking spaces. Not only that but apartment 1 in the Radius complex on Ipima Street has a perfect inner north location and is being sold with vacant possession to its new owner!

In a boutique complex on a quiet, leafy street the apartment has an open floor plan with light and bright living space that flows to a massive north facing courtyard. Both bedrooms are complete with built in robes and there is additional storage throughout the apartment while the bathroom and ensuite have been renovated and feature floor to ceiling tiles. Additional liveability is provided with a good sized study/guest bedroom, kitchen complete with dishwasher, electric cook top and oven while year round comfort is ensured with split system reverse cycle air-conditioning.

Living in the inner city has so many benefits - the apartment is a quick drive to fabulous local shops at Ainslie or Dickson and just a short walk to Braddon and the City Centre where you'll find the best cafe's,

### AUCTION

Sat 27th Jun @ 1:00PM

### VIEW

Sat 30th May @ 9:45AM - 10:15AM

### 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.



restaurants, bars and shops. In an area like this market entrants can purchase with the certainty of a vacant possession sale while confident investors can set and forget and look forward to a potential return of \$680 - \$730 per week - if you've been looking for a great buy and location is important to you then come along to the next open home or call Andrew on 0403 169 259 to arrange a private viewing.

**Features:**

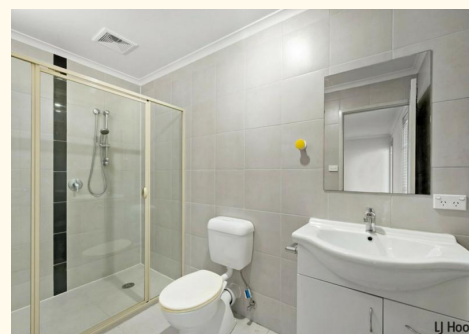
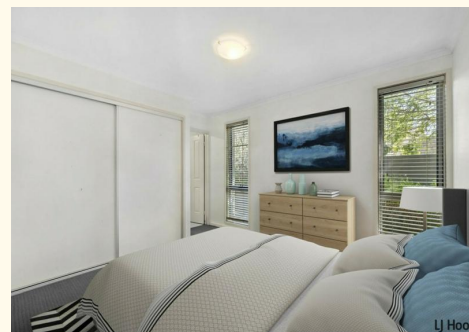
- Two bedrooms with built-in robes and main with ensuite
- Separate study/guest bedroom
- Open plan living
- Electric cooking
- Open plan kitchen with dishwasher and electric cooktop
- European laundry
- North facing living areas
- Segregated bedrooms
- Massive courtyard
- Split system reverse cycle air conditioning
- Electric hot water
- Quiet, leafy street
- Two secure parking spots one of which has own roller door with dedicated access and storage cage
- Short walk to Braddon
- Easy access to local shops and the ANU

**MORE DETAILS**

Property ID	1HKNDHF92
Property Type	House
EER	6
Including	Air Conditioning Intercom Courtyard Dishwasher Built-in-Robes Secure Parking

**Andrew Browne 0403 169 259**  
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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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