



7/1 Wise Street, Braddon

Gorgeous Inner City Retreat

Privately tucked away within this boutique complex opposite Haig Park, 7/1 Wise Street offers an exceptional opportunity to secure a beautifully presented easy care home in one of Braddon's most desirable pockets. Just moments to Lonsdale Street's restaurants, cafes and bars, yet peacefully positioned away from the bustle, this is inner city living at its very best.

From the moment you step inside, you notice the open living area, high ceilings and natural light. Large floor to ceiling windows extend from the living space out to the north facing courtyard, creating a seamless connection between indoors and out. It almost feels as though the living space continues into the garden, making it perfect for entertaining or simply enjoying your morning coffee in the sunshine. The northerly aspect ensures the home is light, bright and welcoming throughout the year.

The outdoor entertaining courtyard is private and is surrounded by established leafy gardens, offering a serene sanctuary rarely found in such a central location. Whether hosting friends or unwinding with a book, this gorgeous outdoor space sets this home apart from most in the area.

Internally, the home is perfectly presented and absolutely immaculate

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FOR SALE
\$725,000

VIEW
Sat 14th Mar @ 12:30PM - 1:00PM

AGENTS
Peta Barrett
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peta.barrett@ljhooker.com.au

AGENCY
LJ Hooker Gungahlin
(02) 6213 3999

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**

throughout. The open plan living and dining areas are complemented by tasteful finishes and styling, quality carpets and a well appointed kitchen with stone benchtops and excellent storage. Upstairs, two generous bedrooms provide comfortable accommodation, both with built in wardrobes, the main with the added benefit of an ensuite bathroom.

This is a home that feels special the moment you walk in. In a tightly held position opposite parkland and within easy walking distance to the Canberra Centre and Braddon's vibrant lifestyle precinct, opportunities like this are rare. Be quick to inspect!

Features include:

- Boutique complex opposite leafy Haig Park
- Lovely north facing outdoor entertaining courtyard with established private gardens
- Floor to ceiling windows extending the living space to the outdoors
- Light filled open plan living and dining areas
- " Beautifully presented throughout, in exceptional condition
- " Neutral décor and quality carpets
- Two generous bedrooms with built in wardrobes, main with ensuite
- Well appointed kitchen with stone benchtops and quality appliances
- Reverse cycle air conditioning for year round comfort
- Secure two car basement car accommodation with storage
- Unbeatable Braddon location, moments to Lonsdale Street and parkland

Quick Stats:

Internal living: 76sqm approx.

Rates: \$2,575.22 pa approx.

Body Corp: \$1,041.52pq approx.

Land tax (only if rented): \$3,524.50pa approx.

EER: 5.0 stars

MORE DETAILS

Property ID	36CYGCV
Property Type	House
House Size	76 m2
EER	5

Peta Barrett 0499 044 028

Licensed Agent | peta.barrett@ljhooker.com.au

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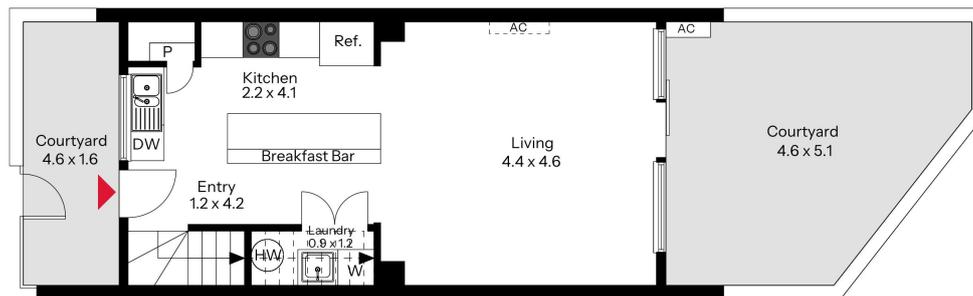
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GUNG AHLIN ACT 2912

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First Floor



Ground Floor

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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