



Braddon, 10/6 Fawkner Street

A Garden Cottage Retreat in Braddon - Rutherglen Complex

Walking home from the city or Braddon is an absolute breeze when you're nestled in one of Canberra's most beloved neighbourhoods. Picture tree-lined streets offering a shady stroll, plus the vibrant Lonsdale Street scene just 400m away-filled with top-tier dining, quaint cafes, and some of the best nightlife in town. With less than 1km to the city (around a 10-minute walk), this location delivers an inner-city lifestyle without sacrificing peace and comfort.

Welcome to Rutherglen, an over 60's townhouse complex of only eight, offering a private and peaceful environment. It's perfect for downsizers coming from a big block who still want to tend a gorgeous private garden. Perfect for senior professionals or anyone seeking an easy commute to work, this property combines the convenience of an inner-city address with the charm of a quiet garden cottage. Stepping through the gated front courtyard, you'll find yourself in a lush haven that wraps around the property to a backyard boasting two

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For Sale
Auction

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EER ★★★★★

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lemon trees and a peach tree, creating a tranquil retreat right in the heart of Canberra.

Inside, a spacious living and dining area is awash with natural light, thanks to a delightful sunroom with a skylight. Gleaming hardwood floors and an open-plan kitchen set the stage for both laid-back evenings and entertaining. A large bathroom with a welcoming bathtub adds a hint of luxury, while two generously sized bedrooms with updated wardrobes ensure plenty of storage. Enjoy year-round comfort with reverse-cycle air conditioning in the family room, gas heating, and a picture-frame glass door that separates the sleeping quarters when you crave an added touch of privacy.

If you're looking for a home that offers all the benefits of an inner-city lifestyle-close to shopping, dining, and public transport-while still maintaining the charm and serenity of a garden cottage, this 2-bedroom, 1-bathroom townhouse in Rutherglen might be your perfect fit. Don't miss this rare opportunity to embrace both convenience and comfort in the heart of Canberra.

Features:

- Single level throughout
- Internal access 1 car garage
- Huge attic for storage
- Light filled living spaces
- Wrap around courtyard with mature gardens
- Large main bathroom with separate bath and shower
- Beautiful timber flooring
- Reverse cycle air conditioning
- Gas wall heating
- Premium location in a quiet area of Braddon within walking distance to Lonsdale St and the City
- Close proximity to Eloura St tram stop and bus stops
- Low maintenance
- Small townhouse complex of 8 homes
- Updated open plan kitchen

The Numbers

- Living size: 126m²
- Block size 226m²
- Year built 1992
- Rates: \$3,072.18 pa approx
- Land Tax: \$4,504.27 pa approx
- Body Corporate: \$526.70 pq approx
- EER: 1.0

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More About this Property

Property ID	2GNDF9Q
Property Type	Townhouse
House Size	126 m2
EER	1

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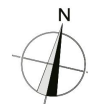
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The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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