

## Braddon, 114/6 Torrens Street

### Stylish Inner-City Townhouse

Explore the epitome of urban living in this exceptional 2-bedroom Terrace townhouse at 'The Grounds' in Braddon. Spanning three contemporary levels, this residence seamlessly combines sophistication and functionality, ensuring a distinctive living experience.

Embark on your journey on the ground level, where a single-car garage and laundry set the tone for practical yet stylish living. Ascend to the first floor, revealing an inviting living and dining space complemented by a sleek kitchen featuring high-end Smeg appliances.

Step out onto the balcony, extending the living space and inviting you to immerse yourself in the urban energy or unwind in this private oasis. Continue your ascent to the second level, where an oversized bedroom with wall-to-wall



**Disclaimer:** 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.



**For Sale**

\$799,000+

**View**

[ljhooker.com.au/1T49FMF](http://ljhooker.com.au/1T49FMF)

**Contact**

**Samuel Thompson**

0412 300 774

[samuel.thompson@ljhmanuka.com.au](mailto:samuel.thompson@ljhmanuka.com.au)

**EER** ★★★★★★

**LJ Hooker Manuka**  
**(02) 6239 5551**

built-in robes and a bathroom create a tranquil retreat.

The journey culminates on the third level, featuring another balcony for added relaxation. Here, the master suite awaits with an ensuite, an oversized room, and wall-to-wall built-in robes. Enjoy the sophisticated ambiance created by Sheer and block-out curtains in both bedrooms, while each balcony boasts elegant sheer blinds.

Centrally located in Braddon, 'The Grounds' offers effortless access to shopping, dining, and entertainment. The Canberra Centre and Lonsdale Street's foodie precinct are just a leisurely stroll away. Seize the opportunity to own a three-level, thoughtfully designed, light-filled haven in one of Braddon's premier addresses. Your urban retreat awaits!

#### Key Features:

- \*2 bedrooms, 2 bathrooms, 1 lock-up garage with internal access.
- \*Double glazed windows
- \*Luxurious sheer curtains and block-out blinds
- \*Engineered timber flooring throughout living/dining area & carpets to bedrooms
- \*Premium Smeg kitchen appliances
- \*Full-height wall tiles in bathrooms and ensuite
- \*Zoned ducted heating & cooling with WIFI control
- \*LED Lighting throughout
- \*Video intercom
- \*Instant hot water system
- \*Beautifully landscaped surrounds and easy access to green space
- \*Designed by multi-award-winning Marchese Partners, built by Construction Control
- \*450m to Canberra Centre
- \*Living Area: 124m2 approx.
- \*Balcony Area: 6m2 approx.
- \*Strata: \$853pq approx.
- \*Rates: \$567pq approx.

## More About this Property

<b>Property ID</b>	1T49FMF
<b>Property Type</b>	Townhouse
<b>EER</b>	6
<b>Including</b>	Intercom Balcony Secure Parking Liveability

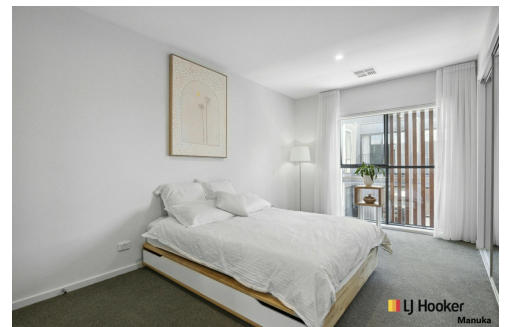
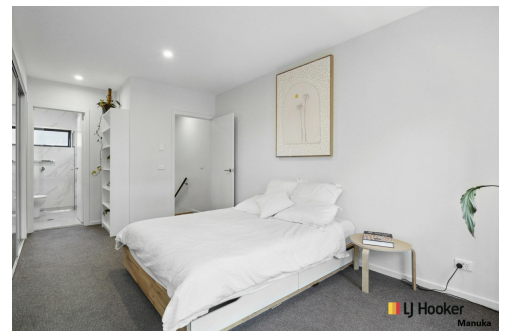
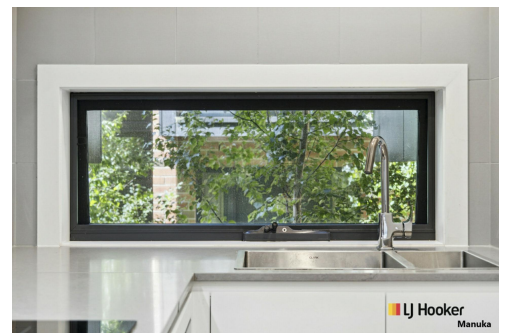
### Samuel Thompson

Property Consultant | [samuel.thompson@ljhmanuka.com.au](mailto:samuel.thompson@ljhmanuka.com.au)

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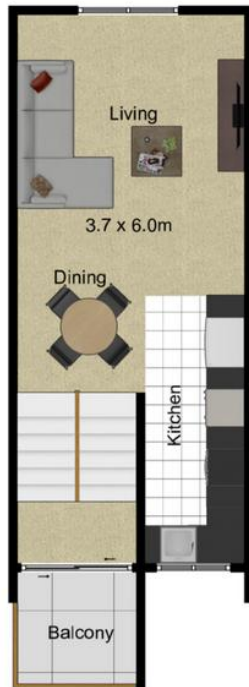
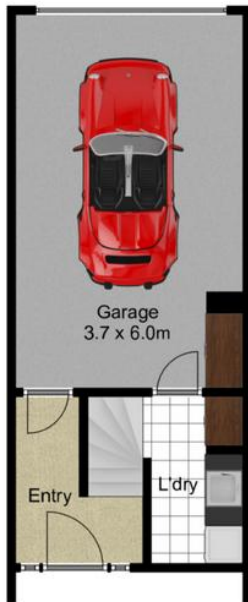
20 Bougainville Street, MANUKA ACT 2603

[manuka.ljhooker.com.au](http://manuka.ljhooker.com.au) | [manuka@ljhmanuka.com.au](mailto:manuka@ljhmanuka.com.au)



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Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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