

122/6 Torrens Street, Braddon

Box Seats, Not Boxed In!

If you haven't yet experienced 'The Grounds' in Braddon, this large luxury townhouse is the perfect introduction. Positioned right at the edge of the playing fields, it offers an ideal combination of expansive green views, excellent privacy, and a remarkable sense of peace and quiet for somewhere this close to the CBD and Lonsdale Street.

That is because the Canberra Rugby League Park is not used for regular sporting events, weekend matches, school sports or other events. Its primary use is as the training grounds for the Canberra Raiders, so you're left with occasional entertainment courtesy of the Green Machine without the busyness that would normally accompany it.

Take a closer look at the townhouse itself and you will notice a top-tier premium build, with room for the whole family to spread out and find their own spaces. The separate dining area remains connected to the open-plan design, with the immaculate kitchen forming a natural bridge through to the light-filled lounge. From there, the home flows seamlessly out to the manicured courtyard, elevated just enough to capture sweeping views across the playing field.

On the second floor you'll find an incredibly generous main bedroom, complete with a walk-through robe and ensuite, as well as a second

3 2 2

FOR SALE

\$1,099,000+

AGENTS

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Interested parties must rely solely on their own enquiries.



living area. This space is extremely versatile, and could be the ideal setting for a parent's retreat, rumpus room, home office or hobby room.

Two more full-sized bedrooms await above, along with a lavish main bathroom complete with double vanity, separate shower and enormous bathtub.

Whilst there is private, secure garaging for two cars underneath, you may well be able to leave them at home on most occasions. This home is located mere steps from Lonsdale Street, the Canberra Centre and the CBD, while occupying a very quiet position itself. This is so often what Inner North residents yearn for: all the convenience of the location, with less of the noise and busyness that usually comes with it. Here, that balance is actually a reality. What's on offer:

- Large 3 bedroom + rumpus townhouse
- Separate bath and shower in main bathroom
- Walk-through robe and ensuite to main bedroom
- Quiet Inner North position
- Views across the playing fields
- Separate lounge and dining areas
- Double-glazed windows throughout
- Excellent storage
- Private secure garaging for two cars

Walk to:

- Lonsdale Street
- Canberra Centre
- CBD
- Gorman House
- Ainslie School
- Light rail station
- ANU

Rates: \$2,780 p.a.
Land Tax: \$3,514 p.a.
Strata: \$1,031 p.q.

MORE DETAILS

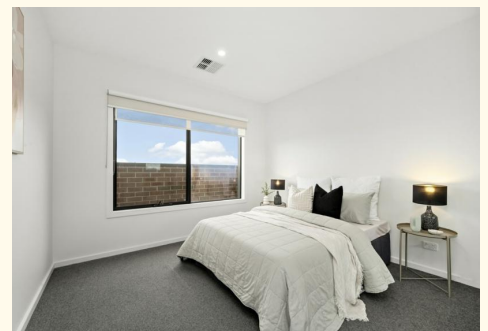
Property ID	1HKNFYF92
Property Type	Townhouse
House Size	139 m2
EER	6

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Floor 3



Floor 2



Floor 1



Ground Floor

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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