

13/70 Henty Street, Braddon

City Living at its finest

Positioned within the exclusive Lumiere precinct on the edge of the CBD where convenience and serenity meet, this striking contemporary residence delivers a refined lifestyle defined by sleek finishes, generous proportions, and effortless indoor/outdoor connection. Designed for those who appreciate quality and convenience, the home combines architectural elegance with functional luxury in one of the capital's most coveted urban settings.

At its heart, the open plan kitchen, living, and dining space makes an unforgettable impression, anchored by stunning herringbone hardwood flooring and framed by expansive triple-stacked doors that invite natural light and extend the living zone outdoors. The designer kitchen is both beautiful and practical, featuring a bold black stone waterfall benchtop and island, premium five-burner gas cooktop, dishwasher, and abundant storage. This level flows seamlessly to the private, low-maintenance courtyard - perfect for sophisticated entertaining or relaxed everyday living.

Accommodation is equally impressive, with a luxurious main suite complete with walk-in robe, elegant ensuite, and its own private balcony retreat. Two additional bedrooms include built-in robes and are serviced by a beautifully appointed main bathroom with underfloor heating and freestanding bath.

3 2 1

FOR SALE
$1,149,000+

VIEW
Sat 21st Nov @ 9:45AM - 10:15AM

AGENTS

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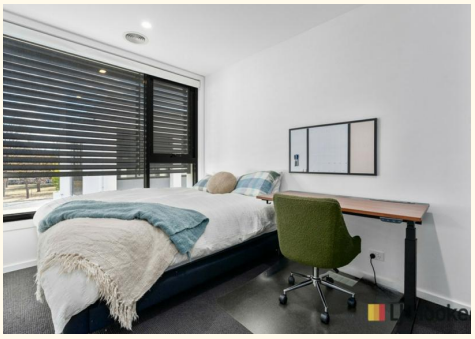
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Downstairs, a versatile rumpus room provides exceptional flexibility - ideal as a media lounge, work-from-home office, gym, or additional living space. Additional features include ducted electric heating and cooling throughout, single lockup garage and plenty of visitor parking close by, plus separate laundry with powder room located on the main level.

Perfectly positioned just moments from the vibrant energy of Braddon and the CBD, residents will enjoy immediate access to Canberra's finest dining, cafes, shopping, and entertainment. Nature and recreation are equally close, with bike paths connecting to Dickson and Belconnen, as well as nearby parks and nature reserves. This is premium city-edge living at its most effortless-stylish, connected, and undeniably impressive.

- Architecturally designed, high-end residence in a prime city-edge location
- Open plan living, dining, and kitchen with striking herringbone hardwood flooring
- Designer kitchen with black stone waterfall benchtop, island, 5-burner gas cooktop & dishwasher
- Seamless indoor-outdoor flow via triple-stacked doors to private courtyard
- Luxurious main bedroom with walk-in robe, ensuite, and private balcony
- Two additional bedrooms with built-in robes
- Elegant main bathroom plus powder room; underfloor heating in bathrooms
- Large multipurpose rumpus room ideal for living, work, or fitness
- Ducted reverse cycle heating and cooling throughout
- Separate laundry for added convenience
- Single lock-up garage with restricted access and visitor parking available
- Walking distance to the CBD, Braddon dining precinct, parks, transport, and bike trails

Living size: 126m2
Rates: $502.59 p.q (approx.)
Land tax: $660.36 p.q (approx.)
Body corporate $1,522.46 p.q (approx.)
Construction: 2020
EER: 5 Stars




MORE DETAILS

Property ID	KAUH5W
Property Type	Townhouse
EER	5
Including	Toilets (1)

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Floor Plan



THIS FLOORPLAN IS INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE. ALL INFORMATION CONTAINED IS GATHERED FROM SOURCES WE BELIEVE TO BE RELIABLE. WE CANNOT GUARANTEE ITS ACCURACY AND INTERESTED PARTIES SHOULD RELY ON THEIR OWN ENQUIRIES.

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