



## Braddon, 2/1 Wise Street

### Peaceful Inner City Sanctuary

Directly opposite Haig Park, this lovely low maintenance townhouse is located in a boutique complex of only ten homes and is a rare addition to the market. Within moments to restaurants, cafes, bars and the vibrant Lonsdale Street, yet set in a tranquil, quiet and peaceful setting, 2/1 Wise Street could be the urban haven you have been waiting for.

Living spaces are open plan, with large picture windows opening out to the lush green front courtyard and across to the treetops of Haig Park. The energy efficient design provides ample light inside, with double glazed windows; and the décor is neutral and tasteful, with timber flooring and quality carpets. Additionally, the kitchen has quality appliances, a glass splashback and stone benchtops, including an expansive breakfast bar to sit and enjoy your morning coffee.

Upstairs, you'll find two generous bedrooms, each featuring built in wardrobes, the main with the added luxury of an ensuite bathroom. The home overall is thoughtfully designed



**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.

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**For Sale**

By Negotiation

**View**

[ljhooker.com.au/34HEGKY](http://ljhooker.com.au/34HEGKY)

**Contact**

**Peta Barrett**

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**EER** ★★★★★★

**LJ Hooker Gungahlin**  
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with a host of premium features, including three reverse cycle air conditioning units to keep you comfortable throughout every season.

There are also front and back courtyards, ideal for entertaining, basking in the sun or relaxing with a good book. And each space is beautifully enclosed by abundant green hedging and mature shrubs, offering a serene and private retreat.

A home like this, in this sought after position, won't last long. Don't delay your inspection!

Features include:

- Gorgeous peaceful leafy setting opposite Haig Park
- Two ample bedrooms with built in wardrobes, the main with ensuite bathroom
- Generous light filled open living areas, with picture windows opening to the front courtyard
- Energy efficient design with double glazed windows throughout
- Tasteful neutral decor throughout
- Timber flooring and quality carpets
- Reverse cycle air conditioning on both levels
- Well appointed kitchen with stone benchtops, quality appliances and breakfast bar
- Two private courtyards, front and back, surrounded by lovely established hedges and shrubs
- Secure double 'side by side' basement car accommodation with extra storage space
- Fantastic city position, within easy reach of bustling Braddon, parkland, walking and cycling trails and with the Canberra Centre a short walk away.

Quick Stats:

Internal living size: 76sqm approx.  
Courtyards: 43sqm approx.  
Rates: \$2,611.98 pa approx.  
Body Corp: \$1,222.40pq approx.  
Land tax (only if rented): \$3,816.68pa approx.  
EER: 5.0stars

## More About this Property

|               |                   |
|---------------|-------------------|
| Property ID   | 34HEGCI           |
| Property Type | Townhouse         |
| House Size    | 76 m <sup>2</sup> |
| EER           | 5                 |
| Including     | Air Conditioning  |

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Floor Plan



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