



5/10 Ijong Street, Braddon

Space, Style and the Best of Braddon Behind Your Own Front Door

Auction Location: Auction Location: In Rooms | LJ Hooker Canberra City

Sitting within the boutique Carlisle complex, this double-storey townhouse offers a rare combination of space, style, and one of Canberra's most coveted addresses. With three bedrooms, two bathrooms, two living areas, and two basement car spaces, this is inner-city living without compromise.

A welcoming front courtyard patio sets the tone on arrival - an outdoor space that immediately distinguishes this home from a standard townhouse. Step inside to find carpet and tile flooring flowing throughout the ground level, where a generous living room and a separate meals and family area form two distinct and well-proportioned zones. The meals and family area connect seamlessly to a private terrace, creating an effortless indoor-outdoor flow perfect for entertaining or unwinding after a long day.

The kitchen sits neatly at the heart of the ground floor between the

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FOR SALE
AUCTION 29/07/26

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Interested parties must rely solely on their own enquiries.



two living zones - well-appointed with stone island benchtops, gas cooking, an electric oven, quality appliances, and generous storage. A combined laundry and powder room with additional storage is also conveniently located on the ground level.

Upstairs, carpet underfoot creates a warm and quiet retreat. The master bedroom is a standout - generously proportioned with its own recently refreshed ensuite. Two additional bedrooms both with built-in robes are well-served by a main bathroom with bathtub and separate shower.

Outside the front door, Braddon's best is on your doorstep. Haig Park and its beloved Village Markets are just steps away, with the acclaimed Braddon dining district - packed with Canberra's finest restaurants, bars, and boutique shops - right at your fingertips. The City Centre is a leisurely 15-minute walk away.

Whether you're a professional, a couple, or an investor, this is an opportunity to secure a substantial, move-in ready home in the suburb everyone wants to be in.

At a glance:

- " Double-storey townhouse in the boutique Carlisle complex
- " 152m² internal living area | 40m² courtyard/patio
- Three bedrooms all with built-in robes
- Oversized master bedroom with recently refreshed ensuite
- Main bathroom upstairs with bathtub and separate shower
- Two distinct living zones on the ground floor
- Meals and family area opening directly to private terrace
- Private front courtyard patio at entry
- Kitchen with stone island benchtops, gas cooking, electric oven and quality appliances
- Zoned ducted reverse cycle heating and cooling
- Combined laundry and powder room on ground level with additional storage
- Two basement car spaces with storage
- Steps to Haig Park and Village Markets
- Moments to Braddon's dining, bars, and boutique retail
- " minute walk to Canberra City Centre

Total Internal: 152m²

Courtyard Size: 40m²

Year Built: 2002

Rates: \$3,452 p.a

Land Tax: \$4,864p.a

Body Corporate: \$1,557pq

EER: 4



MORE DETAILS

Property ID	1HKNGPF92
Property Type	Townhouse
House Size	152 m2
EER	4

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First Floor



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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