



6/33 Gooreen Street, Braddon

Designed for Comfort, Connection and Style




Auction Location: LJ Hooker Canberra City Auction HQ

Perfectly positioned on the edge of Canberra's CBD and Braddon, this exceptional three-bedroom townhouse within the boutique 'Heritage Corner' complex captures the best of both worlds - city vibrancy and garden tranquillity.

Set amidst tree-lined streets and heritage surrounds, just moments from the Canberra Centre, Gorman Arts Centre and Mount Ainslie, this home offers a peaceful sanctuary surrounded by nature, yet right in the heart of the city.

Inside you will find soaring ceilings, architectural voids, and layered spaces creating light, depth and character at every turn. A calm, neutral palette is complemented by rich textures - recently installed Silvertop Stringybark floorboards enhance the home's warmth and timeless appeal.

The mezzanine living area opens to a balcony, inviting the outdoors in and below, the dramatic double-height family room offers a sense of airiness and calm.

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FOR SALE
Auction

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

The curved kitchen, finished with oak cabinetry and a pyrolytic Smeg oven and gas cooktop, connects seamlessly to the dining area and private courtyard - ideal for relaxed meals, morning coffees, or entertaining amongst lush, established gardens.

The master suite is a peaceful retreat, featuring a walk-in wardrobe, ensuite and tranquil outlook. Two additional bedrooms, both with built-in wardrobes, are positioned separately and serviced by a generous main bathroom with bath and separate toilet.

This tightly held enclave of just six homes offers privacy, greenery and architectural distinction - a rare find in such a central location.

Features

- Boutique complex in the Braddon heritage precinct
- Soaring ceilings and architectural voids
- Mezzanine formal living area with external access & double-height family room
- Master bedroom with walk-in wardrobe and recently renovated ensuite
- Two additional bedrooms with built-in wardrobes
- Main bathroom with separate bathtub and shower
- Laundry with external access and additional storage
- Newly installed ducted reverse-cycle air conditioning
- Double garage with motorised roller door and internal access
- Mature gardens offering privacy

Numbers (all approximate):

Build Size: 165sqm

EER: 5 stars

Built: 2002

Rates: \$2,948 pa

Land tax: \$4,647 pa (investors only)

Strata including Sinking Fund: \$1100 pq

Rental Opinion: \$850-\$900/week

6 townhouses in complex

MORE DETAILS

Property ID	2EAEFHK
Property Type	Townhouse
House Size	170 m2
Land Area	450 m2
EER	5

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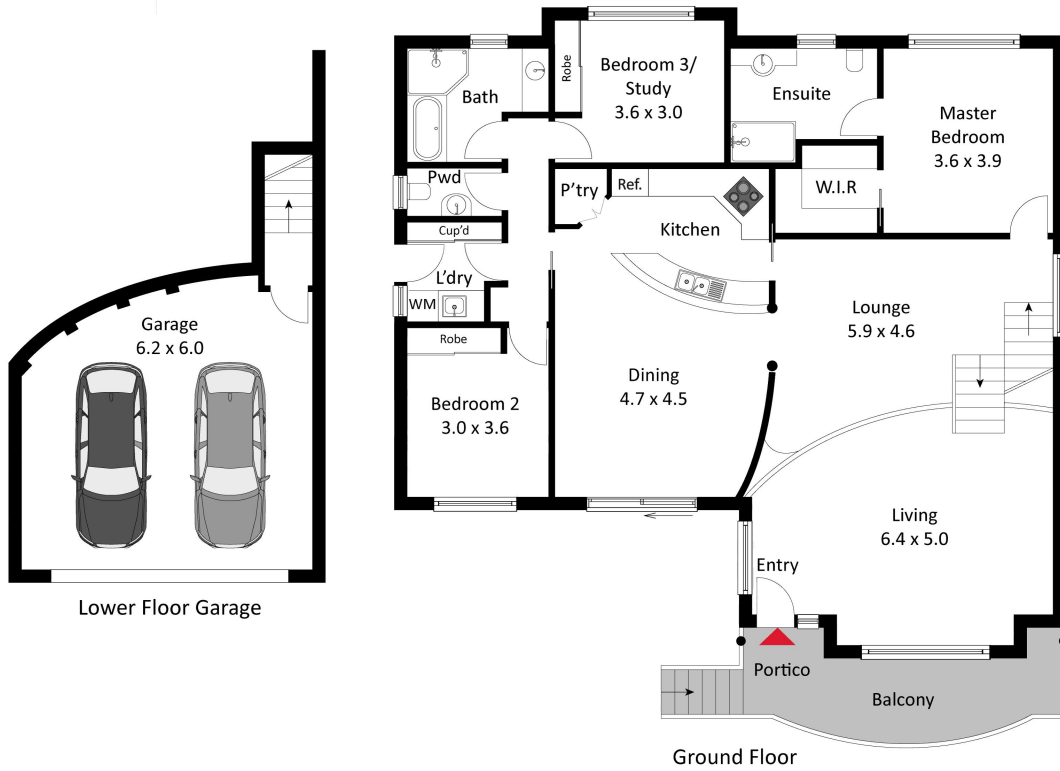
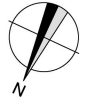
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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