

58 Currong Street North Nth, Braddon, ACT 2612

\$1,500,000

House 3 1 1



## Unlock the Potential in a Blue-Chip Location

Welcome to 58 Currong Street North, a charming three-bedroom home set on a generous 845m<sup>2</sup> block in one of Canberra's most tightly held and desirable suburbs. Positioned within the Braddon Garden City Heritage Precinct and just a stone's throw from the CBD, this property offers a unique blend of lifestyle, location, and potential.

**Open for Inspection**

By Appointment.

The classic red brick façade offers timeless street appeal, while inside, the home retains its original charm with high ceilings, picture rails, and sun-drenched interiors. A renovated kitchen and bathroom bring modern comfort, ensuring the home is move-in ready.

Reverse-cycle air conditioning provides year-round comfort, and the inclusion of a separate laundry and toilet adds to the home's practicality.

Outside, the perfectly rectangular, flat block invites your imagination to run wild with future extension plans. But for now, the yard offers ample lawn space for children to play, weekend entertaining, or possibly even a vegetable garden. Whether you're dreaming of a garden oasis or planning a larger renovation, the possibilities here are endless.

Located just 400m from the Canberra Centre, you'll enjoy effortless access to shopping, dining, and entertainment. To the north, vibrant Lonsdale Street offers a buzzing café and bar scene; to the east, the walking trails of Mt Ainslie await; and to the south, the heart of the CBD is just minutes away.

Whether you're looking to move in, invest, or renovate, this is a rare opportunity to secure a significant landholding in a blue-chip inner-city location.

At a glance:

- 845sqm flat, rectangular block
- Located in the Braddon Garden City Heritage Precinct
- Charming red brick façade
- Renovated kitchen and bathroom
- Separate laundry
- Reverse-cycle air-conditioning
- 400m to Canberra Centre
- Close proximity to Canberra CBD, Lonsdale Street, Mt Ainslie Nature Reserve and more

### Listed By

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