

110/1 Braybrooke Street, Bruce, ACT 2617

BLACKSHAW

Apartment For Sale

Thursday, 12 October 2023

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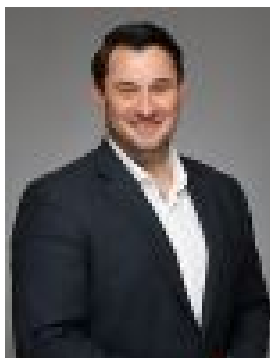
Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 79 m2

Type: Apartment



Adam Jones
0407777601

\$477,000+

Price guide \$477,000 + This property is being sold via a timed Online Auction which will conclude at 6pm on Tuesday 31st October. To register to bid, or follow the auction progress, go to <https://buy.realtair.com/properties/113379> Introducing a golden opportunity to own this stunning and completely renovated apartment. A stylishly appointed home that has had no expense spared, boasting a range of impressive features that are sure to captivate you. Nestled conveniently in the desirable location of Bruce, this two-bedroom home offers a comfortable yet convenient lifestyle including the opportunity to secure it within an attractive price range. - Tastefully renovated, no expense spared and beautifully presented throughout - New blinds throughout and plush new carpets installed to all bedrooms - Brand new "Havwoods Fendi" timber flooring to all living areas - New sleek kitchen with Bosch appliances, pantry and ample bench space - Spacious master bedroom with new built-in wardrobes - Bedroom two features its very own private courtyard - High 2.7m ceilings throughout providing a sense of light and space - Beautiful and easy-to-maintain courtyards with sunny and private aspect - Reverse cycle air-conditioning, heating and cooling, double glazed windows - Lift access from the basement car parking to your entry - Ground floor position providing easy access and disabled-friendly entrance - Four minutes walk to Bruce Stadium and AIS Aquatic Centre - Superb location with a plethora of amenities, local shops and transport options

Features - Residence: 79m² - Rear courtyard: 4m² - Front Courtyard: 16m² - Total: 99m² Cost breakdown Body Corporate: \$683 p.q Rates: \$682.45 p.q Land Tax (only if rented): \$926.19 p.q Potential rental return: \$490-\$510 p.w

This information has been obtained from reliable sources however, we cannot guarantee its complete accuracy so we recommend that you also conduct your own enquiries to verify the details contained herein.