

115/1 Braybrooke Street, Bruce, ACT 2617



Apartment For Sale

Sunday, 10 December 2023

115/1 Braybrooke Street, Bruce, ACT 2617

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Lucia Marzano
0435791119



Symon Badenoch
0412898690

\$405,000+

This modern 2 bedroom apartment is situated in the highly sought-after suburb of Bruce. Recently refreshed with new paint and carpet throughout, this gem is ready and waiting for its new owner to call home. Residents of Bruce have an unspoken understanding of how great this suburb is. Its proximity to the city rivals the inner north. It is just minutes to the major bus route meaning you can get to any major town centre on one bus. And it's just a short stroll to the Australian Institute of Sport, North Canberra Hospital (Calvary Hospital), the University of Canberra, University of Canberra Hospital, and close to the Australian National University and Belconnen Town Centre, which includes various government departments, Westfield Shopping Centre and Lake Ginninderra. Featuring a bright, open plan living area encompassing the contemporary kitchen with stainless steel appliances (including a new dishwasher). With a private outlook, further modern comforts include year-round comfort by the reverse cycle air conditioner to the living area, lift access, dryer and washing machine. There is a sunny balcony that is perfect for an outdoor setting to enjoy Canberra's warmer weather. Features of the property include:-2 bedroom apartment-Freshly painted and new carpet throughout-Reverse cycle air conditioner to the open plan living area-Spacious kitchen with dishwasher & stainless steel appliances-Natural light throughout including a window to the bathroom-Bathroom with combined laundry (includes a washing machine and dryer)-Sunny balcony-Lift access-Located on the 1st floor-Storage-Allocated car spaceEER: 4Built: 2007General Rates: \$1,626 approx paLand Tax: \$1,958 approx paStrata Levies: \$5,017pa approx paResidence: 64sqmBalcony: 8sqmCarspace: 14sqmStorage: 3sqm