

139/1 Braybrooke Street, Bruce, ACT 2617

Sold Townhouse

Friday, 25 August 2023

139/1 Braybrooke Street, Bruce, ACT 2617

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 45 m2

Type: Townhouse



Matt Peden



Ankur Siwach
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\$375,000

This one-bedroom residence presents an exceptional opportunity for first-time homeowners, downsizers, or savvy investors looking for a good rental roll. With a custom fit-out throughout, the owner's thoughtful attention to detail has transformed this space, ensuring it's ideal for any discerning occupant. Perfectly situated in the Proximity complex, directly across from the University of Canberra, CIT, AIS & Calvary Hospital, with the added convenience of being mere minutes away from the bustling Belconnen Town Centre, this location offers unparalleled centrality! The open-plan living area includes a dedicated study nook with tailor-made fixtures, an ideal setting for productive work-from-home endeavors or immersive gaming sessions. Extending seamlessly from the living area is a north-facing balcony, perfect for hosting BBQ gatherings with friends & family, further enhanced by the convenience of thoughtfully integrated cupboard space. In the kitchen, beautiful splashback & stainless-steel appliances complement abundant storage options, facilitating culinary endeavors with ease. Entertaining friends & family would be a pleasure as you would feel very well connected whether they are inside or out. The generously sized master bedroom boasts a substantial built-in robe featuring a mirrored door. The apartment also features reverse cycle air-conditioning for year-round comfort, swipe access to the secure basement car space & storage cage. Whether you're an investor, an owner-occupier or a downsizer, inspecting this property should be your top priority. Features: Study nook North-facing balcony Large built-in robe in bedroom Reverse cycle air conditioning Stainless steel kitchen appliances European laundry Car space with lock-up storage Essentials: Approximations Living: 45m² Balcony: 8m² Rates: \$1,335 per annum Land tax: \$1,535 per annum (investors only) Strata: \$3,394.80 per annum Estimated Rental Return: \$420 to \$450 per week EER: 6