

16/33 Braybrooke Street, Bruce, ACT 2617

Townhouse For Sale

Thursday, 15 February 2024



16/33 Braybrooke Street, Bruce, ACT 2617

Bedrooms: 3

Bathrooms: 2

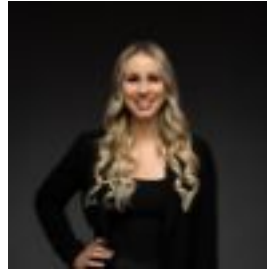
Parkings: 2

Area: 246 m2

Type: Townhouse



Tom Wiggins
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Jaimy Butler
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\$780,000+

What you see: Modern design fundamentals underpinned by a spacious floor plan, offering a convenient lock up and leave lifestyle with the added advantage of an ideal location. What we see: Downsize the maintenance, not the lifestyle. See more: Positioned on the corner with one adjoining neighbour Kitchen featuring stone benchtops and ample storage Appliances include AEG oven, gas cooktop, integrated dishwasher and integrated microwave Spacious living and dining Master bedroom includes walk-in robe and en-suite Additional two bedrooms with built-in robes Downstairs powder room Engineered timber floors throughout ground floor Double-glazed windows throughout Ducted reverse cycle heating and cooling Courtyard with low-maintenance gardens Large double garage with internal access Priority enrollment area for Canberra High School and Lake Ginninderra College Within a 10 minute walk to Australian Institute of Sport Within a 12 minute walk to Bruce Stadium Within a 20 minute walk to University of Canberra Within a 3 minute drive to Calvary Hospital Within a 8 minute drive to Belconnen Town Centre Within a 10 minute drive to City CBD Total house area: 246m² Living: 124m² Courtyard: 37m² Garage: 61m² Built: 2021 EER: 6.0 Rates: \$2,520 p.a Land tax: \$3,192 p.a Body corporate: \$3,803 p.a Rental appraisal: \$630 - \$680 p.w Disclaimer: Please note the property will not be marked under offer and inspections will not cease until the exchange of contracts has taken place. The above figures are approximate only. The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.