

23/21 Braybrooke Street, Bruce, ACT 2617

Sold Apartment

Monday, 14 August 2023

23/21 Braybrooke Street, Bruce, ACT 2617

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



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\$395,000

As you enter you will be instantly impressed with the condition and presentation of this modern second floor apartment. The open plan living area leads to a generous balcony; perfect for entertaining or relaxing. The main bedroom is generously proportioned and boasts a large built in robe with mirrored sliding doors. Features include: - Secure second floor location - Modern kitchen with stainless steel appliances including dish drawer dishwasher - Open plan living area - Spacious bedroom with large inbuilt wardrobe - Spacious bathroom with freestanding shower - Reverse cycle heating and air conditioning - Secure underground car space - Wonderful complex with large, beautifully landscaped internal common courtyard. Situated in the ever popular 'Hub' complex, you will be minutes away from the University of Canberra, Australian Institute of Sport, Calvary Hospital, Westfield Belconnen, public transport and local restaurants and cafes. Other info: - EER 6 - Rates \$351 per quarter (approx.) - Land tax if rented \$410.70 per quarter (approx.) - Body Corporate \$812 per quarter (approx.) - Water \$186 per quarter (approx.) - Currently tenanted at \$460 per week - lease expiry 4/9/2023 - Apartment size 48m2 - Balcony 15m2 Inspections Please remember to maintain physical distancing of 1.5 metres between patrons and maintain good hand hygiene. People may be refused entry if they appear unwell. Disclaimer Please note whilst all care has been taken in providing this marketing information, CTC Property Group does not accept liability for any errors within the text or details of this listing. Interested parties should conduct their own research in confirming the information provided.