

**29/33 Braybrooke Street, Bruce, ACT 2617**

**VERV**

**Sold Townhouse**

Sunday, 13 August 2023

29/33 Braybrooke Street, Bruce, ACT 2617

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 98 m2**

**Type: Townhouse**



Jason Roses  
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## Contact agent

The Seller is looking for an immediate sale and will consider all serious offers. Number 29 is a luxurious and contemporary residence that sets the standard for modern living in the sought-after suburb of Bruce. This immaculate home boasts a perfect blend of style, comfort, and convenience, offering you and your family an exceptional lifestyle. Step inside this thoughtfully designed home, where you'll be embraced by an abundance of natural light, creating an inviting and airy atmosphere. The modern kitchen is a chef's dream, equipped with top-of-the-line AEG appliances and ample storage space, making cooking a delightful experience, you're also greeted by the generous master suite. Retreat to this spacious haven, featuring a private balcony, providing the perfect spot for morning coffees or relaxing evenings while indulging in the picturesque surroundings. Ascend the open tread timber stairs to the upper level, where two charming bedrooms await, nestled between these enchanting bedrooms lies a spacious two-way bathroom, a testament to the thoughtful planning that underpins this dwelling. Convenience is effortlessly accessible with the tandem 2-car garage and an additional storage room, ensuring all your belongings are perfectly organized. This townhouse represents an attractive buying proposition for first home buyers or investors, a sought after location. Within walking distance to the University of Canberra, Belconnen Town Centre, Calvary Hospital and GIO stadium, there is no need to park for the raiders game. This apartment will tick many boxes for the astute buyer. Features Include: - Double glazed windows - 3 bedrooms all featuring built-in wardrobes - Built over 130m<sup>2</sup> of under roofline - Ducted heating and cooling - Front courtyard - East facing - AEG Appliances throughout including built-in microwave - Blackbutt engineered flooring - Double car garage with internal access - European laundry - Large master bedroom with private balcony - Roller blinds throughout - Generous living and meals area - Main 2-way bathroom upstairs - Street facing - Short drive to the University of Canberra - Short walk to GIO Stadium EER: 6 stars Under Roofline: 130m<sup>2</sup> approx. Balcony: 4m<sup>2</sup> approx. Front Courtyard: 36m<sup>2</sup> approx. Garage: 49m<sup>2</sup> approx. Body Corporate: \$850 per quarter approx. Rates: \$1,715.38 per annum approx. Land Tax: \$3,062.21 per annum approx. (paid only if rented out)