

**307/39 Braybrooke Street, Bruce, ACT 2617**



**Apartment For Sale**

Saturday, 10 February 2024

307/39 Braybrooke Street, Bruce, ACT 2617

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 70 m2**

**Type: Apartment**



Samuel Fitzsimmons  
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## Auction 29/2/24

Elevate your lifestyle with this modern two-bedroom apartment on the 3rd floor, showcasing contemporary architecture and a thoughtfully designed layout. The open plan living area is bathed in natural light, creating a welcoming and cozy atmosphere. Perfect for hosting guests, the living room seamlessly connects to the dining area and kitchen. Notable features include double-glazed windows, providing enhanced insulation and noise reduction. The apartment also offers convenient car accommodation, storage facilities, a smart lock entry system, and stylish stone benchtops, enhancing both practicality and utility. Benefit from the prime location, with close proximity to key destinations in Belconnen such as Westfield, the Australian Institute of Sport, Canberra Stadium, Canberra University, CIT, and public transport conveniently at your doorstep. This strategic positioning ensures easy access to shopping amenities, sports facilities, and educational institutions, offering residents a well-connected and vibrant living environment. Don't miss the opportunity to experience contemporary living in the heart of Belconnen.

Features:

- Open plan living and dining area
- Double glazed windows throughout
- Modern kitchen with stone benchtops & stainless steel appliances
- Hybrid timber flooring through living area
- LED downlights throughout
- Two secure basement parking spaces and storage cage
- Secure complex with intercom and lift access
- NBN ready
- Internal communal gardens

Stats

Build: 2023  
Total Living: 70m<sup>2</sup>  
Balcony: 9m<sup>2</sup>  
EER: 6  
Body Corp: \$ pa  
Rates: \$1,687.95 pa  
Land Tax: \$2,065 pa

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