

317/39 Braybrooke Street, Bruce, ACT 2617

COURTSIDE
PROPERTY GROUP

Unit For Sale

Saturday, 13 April 2024

317/39 Braybrooke Street, Bruce, ACT 2617

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit



Andrew Metcalf



Nic Geou

0433546523

\$415,000+

Experience the pinnacle of contemporary living with this exquisite one-bedroom apartment, ideal for both first-time homebuyers and astute investors. Nestled in the highly sought-after suburb of Bruce, this sophisticated abode promises a lifestyle of opulence and ease. Upon entry, revel in the spacious open-plan living area flooded with natural light through floor-to-ceiling double-glazed windows. Timber flooring enhances this stylish setting, creating the perfect environment for hosting guests or unwinding after a long day. Stay comfortable year-round with the state-of-the-art reverse cycle split heating and cooling system and energy-efficient LED downlights. Generous 2.55m high ceilings further amplify the sense of openness, crafting an inviting ambience throughout. Indulge your gourmet cooking desires in the sleek kitchen adorned with pristine stone benchtops and superior Westinghouse stainless-steel appliances. Enjoy a stress-free cooking environment, thanks to the externally vented range hood. Step outside to discover lush communal garden areas, providing a serene sanctuary for relaxation and leisure, while conveniently located at your doorstep. Complete with a secure parking space, this residence ensures both convenience and security. Don't let this opportunity slip away – secure your slice of contemporary luxury in this prime location today.

Key features:

- Floor-to-ceiling windows
- Designer bathroom fittings
- Stone benchtops
- Westinghouse appliances
- Floating timber floors
- European-style laundry
- Reverse cycle heating and cooling
- Quality window furnishings
- Security intercom and lift access
- One Basement car park and storage cage
- North - East aspect
- Modern construction

Essentials: Living: 49m² Balcony: 9m² Build: 2023 Body Corporate \$486 p.q. (approx) EER: 6.0 Disclaimer: Though Courtside Property Group has taken all attention to ensure accuracy, the material and information contained within are approximate only. CPG does not make any representations or give any warranties about its accuracy, reliability, completeness, or suitability for any particular purpose and disclaims all responsibility and liability arising from reliance thereupon. Liability for any error or misrepresentation is hereby excluded.