

**33/15 Braybrooke Street, Bruce, ACT 2617**

home by holly

**Sold Apartment**

Friday, 11 August 2023

33/15 Braybrooke Street, Bruce, ACT 2617

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Holly Komorowski  
0491850701



Bianca Way  
0491850701

**\$385,000**

#soldbybianca #soldbyholly \$385,000 Standing on the balcony of #unit33 and casting your eyes out past GIO Stadium to Black Mountain tower, it's all of a sudden obvious you're in the centre of things in this beautiful one bedroom apartment. Positioned in the middle of an internationally renowned sports precinct, moments to University of Canberra as well as Calvary Hospital, these apartments are an incredible base camp in Canberra. #unit33 has a stunning open living and dining area lit with natural light from not only the large glazing but the oversize top floor skylight. Facing east you can enjoy morning sun and shady summer afternoons on your private balcony. The master bedroom connects to the outdoors and also has large built in robes. Combining the laundry with the bathroom creates an efficient space alongside the galley style kitchen. An amazing investment with rental potential or as an established Airbnb property. This is an Airbnb property being sold fully furnished and equipped for the investor looking for a hassle-free and ready made investment. It's been hosted by an established commercial "Superhost" since 2018, has a rating of over 4.7 stars, has an average occupancy rate of over 83% and in 2022/2023 brought in a gross income of over \$33,000, with income in this financial year averaging at over \$3,000 per month Features: top floor one bedroom apartment. area views. combined bathroom and laundry. single secure underground carspace. storage cage EER: 6 Rates: \$347 pq Body Corporate: \$667 pq Land Tax (if rented): \$401 pq