

**39/33 Braybrooke Street, Bruce, ACT 2617**

**Townhouse For Sale**

Friday, 12 April 2024



39/33 Braybrooke Street, Bruce, ACT 2617

**Bedrooms: 3**

**Bathrooms: 2**

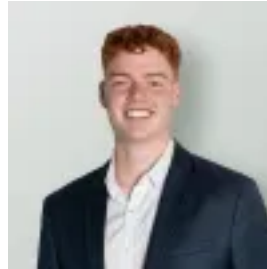
**Parkings: 2**

**Area: 82 m2**

**Type: Townhouse**



Josh Yewdall  
0430213909



Jordan Smith  
0477267694

**\$754,000+**

Situated in one of the most in demand locations in Canberra, this beautiful two storey townhome at the Rockwell development offers supreme lifestyle in the heart of Bruce. With an ideal East facing aspect, the home soaks up beautiful morning sun through your front entry courtyard and into your ground floor space. Across the ground level, you're spoilt with ultra high ceilings that canopy over your open plan living space that flows nicely into the kitchen which is fitted with stone benchtops, gas cook top and electric oven, dishwasher and range hood. The home features three great sized bedrooms with one bedroom on the ground floor and the remaining two bedrooms upstairs. All designed with gorgeous natural light, BIRs and two balconies off the upstairs room and courtyard off the ground floor room. Two bathrooms are in the home, split over two floors, with stunning floor to ceiling tiling and high quality finishes. The ground floor bathroom is set up as an ensuite and the upstairs bathroom has two way access off the master bedroom. European laundry along with good storage options for linen and general storage. Great sized rear courtyard with West facing aspect along with 2 x car sized space in secure garage underground with storage cage. Location wise you will struggle to beat it with the brand new Bruce shops almost complete only minutes around the corner, terrific schooling options in Radford College, University of Canberra, CIT and lake Ginninderra college, Calvary Hospital just around the corner and Westfield Belconnen a short walk down the road. \* High demand layout and location \* High growth suburb \* Rockwell Development built in 2021 \* Two Storey townhome \* 82sqm internal living + 16sqm courtyards x 2 = total 98sqm \* EER - 6.0 \* East facing front aspect \* Open plan living/dining area \* Open plan kitchen with stone benchtops, gas cooktop, electric oven, dishwasher and range hood \* Three bedrooms with one on ground floor & two upstairs. All with BIRs \* Two bathrooms split between upstairs and downstairs. Both with beautiful tiling and high quality finishes \* European laundry \* Ducted A/C & Heating \* Underground 2 car garage with storage \* Great location being close to the new Bruce shops, local transport, shopping, cafes, and terrific schooling options Strata: \$848pq (approx.) Rates: \$772pq (approx.) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.