

40/9 Braybrooke Street, Bruce, ACT 2617



Sold Townhouse

Tuesday, 21 November 2023

40/9 Braybrooke Street, Bruce, ACT 2617

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Townhouse



Mark Larmer And Aaron Lewis
0262091723



Jason El-Khoury
0262091723

\$665,000

Located away from all the roads and situated at the back of the development, #40 overlooks large established trees and is surprisingly quiet and private, with no other properties looking in. The large double garage is rare in townhouse living and gives you great car accommodation, or the option to use the space for additional storage, a home gym, the choice is yours. Lovingly cared for since new by a house proud owner, this townhouse will be offered with vacant possession so you can move straight in and start enjoying the new lifestyle on offer. To receive a copy of the digital brochure containing an explanation of our friendly sales campaign, the contract and much more, please send us an email and it will be immediately sent to you.

What buyers will love:

- Located at the back of the development and away from all roads
- Views into large trees
- No other townhouses looking in offering a super private location
- Light, bright, and airy
- Beautiful kept since new by a house proud owner
- A double remote garage with internal access (rare to find) great for two cars or extra storage
- The garage also has room for additional storage to the rear plus a laundry with dryer
- Vacant possession – no waiting for tenants to leave

Property features:

- A welcoming front courtyard, with gated access, tap, and established trees
- Kitchen has stone benches, stainless steel appliances including a 5 burner gas cooktop, dishwasher, microwave, externally ducted range hood, double sink, and soft close drawers
- Two bathrooms that feature full height tiling, large showers and tastics
- Ducted reverse cycle heating and cooling, zoned for upstairs and downstairs
- Double glazed windows
- Two spacious bedrooms with mirrored built in robes
- The bedrooms are segregated for added privacy
- Third toilet downstairs
- NBN – fast internet with FTTP
- Instantaneous gas hot water system
- LED downlights
- Double linen cupboard

The Bowery development includes:

- Central entertaining area with BBQ facilities, tables, and gardens
- Pets welcome (subject to body corporate notification & approval)
- Walking distance to the AIS, GIO Stadium, Calvary Hospital, University of Canberra, Radford
- College, Café Momo and more
- Bus stop nearby
- Lots of visitor car parks at the back of the development
- Strata manager Vantage. Units Plan 4606

The Numbers:

- Total Residence: 145m²
- Living area: 93m²
- Courtyard: 17m²
- Garage: 35m²
- EER: 6 stars
- Rental potential: \$650/week
- Strata levies: \$3,068 p.a.
- General rates: \$2,492 p.a.
- Water & sewerage rates: \$670 p.a.
- Land tax (investors only): \$3,075 p.a.
- Age: 5 years (Built 2018)

Current balance of admin and sinking fund as of 04/10/23: \$395,096

To help buyers, we offer the following:

- Written buyer price guide, which your offer must exceed
- Confidential offer process
- A digital brochure with everything to consider a purchase, including the full contract
- We refer a solicitor who can review the contract for FREE
- Same solicitor can provide a FREE Section 17 Certificate to waive the cooling off
- Free valuation(s) on other properties you own to help establish your current equity base and assist with your finance approval
- 5% deposit on exchange