

44/9 Braybrooke Street, Bruce, ACT 2617

home by holly

Sold Townhouse

Monday, 14 August 2023

44/9 Braybrooke Street, Bruce, ACT 2617

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Townhouse



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Contact agent

#soldbymcreynolds #soldbycris Quiet location in one of the best positions in the lovely Bowery complex! Positioned in the end row away from the hustle and bustle, this superb two-bedroom, two-bathroom home townhouse set over two levels is sure to please, with its abundant natural light and wonderful feel making an instant impression upon entering, you will be delighted. Offering a wonderful lifestyle choice in the heart of Bruce with so many amenities and attractions at your doorstep. The lovely spacious open plan living area blends beautifully with the fabulous kitchen and outdoor courtyard, allowing for easy interaction with family and friends. The kitchen boasts quality Bosch appliances, stone bench tops and excellent storage, providing the chef of the home with all that they need, they will be in a happy place as they cook up a storm. On this level is the convenience of a powder room and internal access to the garage and laundry. As you move upstairs you will find the lovely main bathroom, this is great for guests and servicing other members of the household. The excellent floor plan is super functional seeing a bedroom at either end, both with built-in robes and the master the luxury of an ensuite. Zoned ducted reverse cycle heating and cooling plus triple glazing ensures you are comfortable all year round. There is the bonus of a second designated car park and the complex itself is beautifully maintained with lovely internal gardens and sitting areas. The super convenient location places you across the road from the AIS and Bruce Stadium and within close proximity to the University of Canberra, Cavalry Hospital and Lake Ginninderra. You are also only 5 minutes from the Belconnen Town Centre and Fresh Food Markets, and just 10 minutes from the Canberra City Centre. features..superb two-bedroom, two bathroom, 2 car accommodation townhouse set in the lovely 'Bowery' complex. constructed in 2018. wonderful location within the complex, being positioned in the last row with very limited traffic and an open outlook. open plan design with the living connecting directly to the outdoors. superb kitchen with Bosch appliances, newly installed dishwasher, stone bench tops and great storage. powder room on the ground floor. quality bathroom and ensuite. built-in robes to both bedrooms. triple glazed windows. blinds by Watson blinds and awnings to the bedrooms and living area. tv and data points in the bedroom with extra to the living room. wiring to the ceiling for speakers/sound system. light switch at front door switches to corner powerpoint. usb powerpoints installed in the kitchen area. zoned ducted reverse cycle heating and cooling. garage with internal access plus a second designated car park. garage floor has been properly finished with paint. nbn. lovely internal gardens, barbecue and sitting areas. pet friendly complex. public transport almost at your doorstep. across the road from the AIS and Bruce Stadium. within close proximity of the University of Canberra, Belconnen Town Centre, nature reserves, Lake Ginninderra, main arterial roads and the international sports and aquatic centre. currently leased with excellent tenants in place EER: 6 Rates: \$600 approx. per quarter Body Corporate: \$800 approx. per quarter