

**61/9 Braybrooke Street, Bruce, ACT 2617**



**Sold Townhouse**

Tuesday, 15 August 2023

61/9 Braybrooke Street, Bruce, ACT 2617

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: Townhouse**



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**\$970,000**

Located away from all the roads and situated in the heart of the development, #61 overlooks the established gardens and grassed area so it's super quiet and ultra private. This amazing residence offers a unique floor plan and design that can grow and evolve as you do. The separate unit above the garage is a fantastic area to use as your life, family and work needs change. Use it as granny flat, teenagers retreat, a fully self-contained home office and so much more. This versatility is extremely rare in townhouse living, and as soon as you have space, you have options. Don't need a self-contained unit?? Well, why not rent it out for \$430/week, that's \$22,360 year and spend the money on whatever tickles your fancy... a holiday, pay down your mortgage or maybe use it for the deposit on a future investment property. Want a 'walk in pantry' or maybe a toilet downstairs, maybe even both? Well other neighbours have made these changes to the laundry/storeroom area, watch our video for more information. 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 the most: -The unique floor plan offering 2 properties in 1 -The versatility to use the property as a 4 bedroom, 3 bathroom residence or as a 3 bedroom, 2 bathroom property and then rent out the separate self-contained unit. -The self-contained unit sits privately above the double garage and has its own separate entrance -The self-contained unit features its own bathroom, reverse cycle unit for heating and cooling plus a kitchen complete with, oven, electric cooktop, and range hood -Available with vacant possession & flexible settlement options -Early access prior to settlement available

Property features: -4 bedrooms, 3 bathrooms and a double garage -A welcoming front courtyard, with gated access, fake grass, and established trees -Digital door lock -Kitchen has stone benches, stainless steel appliances including a 5 burner gas cooktop, dishwasher, microwave, externally ducted range hood, double sink, soft close drawers -Want a 'walk in pantry' or maybe a toilet downstairs, maybe even both? Well other neighbours have made these changes to the laundry/storeroom area, watch our video for more information. -Built in cupboards in the dining room -Laundry with additional storage room to the rear -Ducted reverse cycle heating and cooling, zoned for upstairs and downstairs -Double glazed windows -Timber floors downstairs -LED downlights -Bedroom 1 is segregated from other bedrooms and includes a large walk in robe, ensuite with full height tiling, heated towel rail, large shower, plus access to the balcony with double stacker doors looking out to the internal grassed area of the development -Bedrooms 2 and 3 both features double built in robes -Third toilet upstairs -Main bathroom includes a shower, full height tiling, toilet, and bathtub -NBN - fast internet with FTTP -Private rear courtyard with a tap and power point -Double remote garage -Instantaneous gas hot water system x 2

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 -Strata manager Vantage. Units Plan 4606

The Numbers: (approx.) -Living area main residence: 141m<sup>2</sup> -Living area for the self-contained unit: 37m<sup>2</sup> -Total Living area: 178m<sup>2</sup> -Front yard: 34m<sup>2</sup> -Rear courtyard: 30m<sup>2</sup> -Garage: 38m<sup>2</sup> -Total Residence: 280m<sup>2</sup> -EER: 6 stars -Rental potential: Entire property: \$840/week -Rental potential: Main residence: \$710/week -Rental potential: Studio: \$430/week -Strata levies: \$3,912 p.a. -General rates: \$3,090 p.a. -Water & sewerage rates: \$670 p.a. -Land tax (investors only): \$3,872 p.a. -Age: 5 years (Built 2018) - Current balance of admin and sinking fund as of 29/06/2023: \$382,150

To Help Buyers -We can refer a solicitor who can review the contract, for FREE. -The same solicitor can provide a free Section 17 if you wish to submit a unconditional offer. -Written & verbal buyer price guides updated throughout the campaign. -Help negotiating amendments to the contract such as settlement dates or exchange deposits. -Free valuations to help you establish your current equity in any other properties you.