

64/9 Braybrooke Street, Bruce, ACT 2617



Townhouse For Sale

Wednesday, 12 June 2024

64/9 Braybrooke Street, Bruce, ACT 2617

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Mark Larmer And Aaron Lewis
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Jason El-Khoury
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Offers over \$870,000

Located away from all the roads and situated in the heart of the development, #64 overlooks the established gardens and grassed area so it's super quiet and ultra private. This amazing residence boasts a huge, wrap around courtyard that is divided into multiple zones so it's great for those that love to garden, entertain, and those that want to chase the sunshine, whether it be first thing in the morning, during the day, or in the afternoon you'll have year round sunshine, on the East, North and Western sides of the yard. If you have kids or pets, they too will love the extra space the courtyard offers so they can run around, play, and enjoy. Want a 'walk in pantry' or maybe a toilet downstairs, maybe even both? Well other neighbours have made these simple 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. Buyers will love: -Peacefully and privately located away from all of the roads -Surrounded by large established trees so you'll always have lots of greenery and colour when you look at your windows -Large wrap around hedge for privacy -A welcoming and spacious, wrap around courtyard, with gate access, taps and power, offering multiple zones to use for gardening, a vegie patch, a pergola, lots of space for outdoor dining, entertaining, or for the kids and pets to run freely -End townhouse with windows on three sides allow a lovely cross flow ventilation -Light, bright, and airy -Available with vacant possession

Property features: -Kitchen has stone benches with overhang for stools, stainless steel appliances including a 5 burner gas cooktop, dishwasher, externally ducted range hood, double sink, soft close drawers, and room to fit a double door fridge -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 next to the kitchen, watch our video for more information -Two spacious and separate living areas -Laundry with additional storage room -Timber floors downstairs and upstairs, only the stairs have carpet -Study nook at the top of the stairs -Bedroom 1 is segregated from other bedrooms and includes a large walk in robe, ensuite with full height tiling, large shower, plus access to the balcony with double stacker doors looking out to the established trees of the development -Bedrooms 2 and 3 both features double built in robes -Separate/third toilet upstairs -Main bathroom includes a shower, full height tiling, toilet, and bathtub -Double remote garage -Lots of visitor car parks scattered around the development including two spots right next to your garage, perfect for when your guests come over. There is also a very large car park opposite the development on Braybrooke St To keep you comfortable and connected: -Ducted reverse cycle heating and cooling, zoned for upstairs and downstairs -Double glazed windows -Excellent energy efficiency rating of 6 out of 6 stars -LED downlights -NBN - fast internet with FTTP -TV and data points in both the living room and main bedroom -Instantaneous gas hot water system

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. With 89 townhouses in total

The Numbers: -Internal living area: 143m² -Yard space: 134m² -Balcony: 7m² -Garage: 38m² -Total Residence: 322m² -EER: 6 stars -Rental potential: \$760/week -Strata levies: \$4,309 p.a. -General rates: \$1,348 p.a. -Water & sewerage rates: \$670 p.a. -Land tax (investors only): \$1,548 p.a. -Age: 6 years (Built 2018) -Current balance of admin and sinking fund as of 23/04/2024: \$989,057

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.