

**83/1 Braybrooke Street, Bruce, ACT 2617**



**Sold Unit**

Tuesday, 19 December 2023

83/1 Braybrooke Street, Bruce, ACT 2617

**Bedrooms: 1**

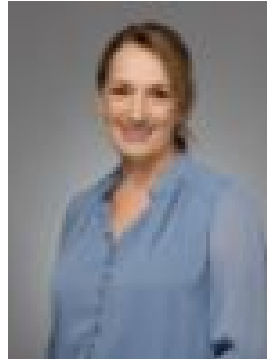
**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Matt Sebbens  
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Naomi Sachs  
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**\$358,000**

Welcome to your future! This one-bedroom gem is perfect for first-time homeowners, downsizers, or savvy investors. The open-plan living area includes a dedicated study nook and flows seamlessly to a north-facing balcony, ideal for BBQ gatherings with friends and family. In the kitchen, you'll find a glass splashback and stainless-steel appliances with plenty of storage. Entertaining is a breeze, whether you're inside or out. The spacious master bedroom features a generous built-in robe, and the apartment comes with split system heating/ cooling in the living room, secure parking, and a storage cage. Location? We've nailed that too. You'll be within a leisurely stroll from UC, Calvary Hospital, CIT, GIO Stadium, CISAC, Radford College, and the upcoming Bruce shops. Convenience and style come together seamlessly in this prime spot. Whether you're taking your first step into homeownership or adding to your investment portfolio, this is your chance to secure your future. Don't miss out!

**Features** Open-plan living room Modern kitchen with electric cooking Bedroom with built-in robes Built-in study nook Sunny private balcony Split system heating & cooling European laundry Car space and storage cage

**Location** 450metres walk to GIO Stadium 550metres walk to AIS 1km walk to Canberra University 1.5km walk to North Canberra Hospital

**Body corporate:** \$865.34pq (approx) **Rates:** \$1,337.22 per year (approx) **Land Tax (only if rented):** \$1,538.20 per year (approx) **Potential rental return:** \$430 to \$455pw