

113/39 Braybrooke Street, Bruce, ACT, 2617



Apartment For Sale

Friday, 18 October 2024

113/39 Braybrooke Street, Bruce, ACT, 2617

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Michael Wang

Private & Contemporary

Positioned with a bus stop at your doorstep, close to bike tracks, walking trails and only a short distance to the Belconnen town centre. Don't miss your opportunity to secure this stand out apartment.

This fantastic apartment is situated on the northeast corner of the building and stands out as the prime choice due to its expansive wrap-around balcony, making it ideal for families with children, pets, or gardening enthusiasts. Additionally, it boasts double-glazed windows, offering improved insulation and noise reduction. Moreover, it includes convenient car accommodation along with storage facilities, smart lock entry, stone bench tops and many more enhancing its practicality and utility.

With its prime location and modern design, this apartment offers the perfect blend of urban living and comfort. Don't miss your chance to own this exceptional property.

Features:

- Stunning communal garden areas [View Photos](#)
- Expansive Wrap-around balcony
- Stunning kitchens with stone benchtops & stainless-steel appliances
- Externally vented range hood
- Floor to ceiling double glazed windows in living?
- Hybrid timber flooring throughout the apartment
- Open plan living with an abundance of natural light
- 2 Reverse cycle aircon heads
- LED downlights throughout
- Floor to ceiling tiles in bathroom
- 1 basement car spot with storage cage
- Lift access with intercom
- NBN ready
- Flexible settlement terms

Figures:

- Living area: 56m²
- Balcony size: 17m²
- Strata levies: \$2,081p.a.
- Rates: \$1,664p.a.
- Land tax: 2,066p.a.
- Rental Appraisal: \$500 - \$520 p/w
- Built year: 2023