

27/37 Braybrooke St, Bruce, ACT, 2617

Apartment For Sale

Thursday, 1 August 2024

27/37 Braybrooke St, Bruce, ACT, 2617

Bedrooms: 1

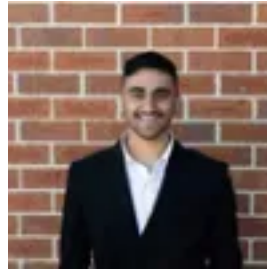
Bathrooms: 1

Parkings: 1

Type: Apartment



Mark Larmer



Jason ElKhoury

Modern Apartment in Prime Location New flooring throughout

Elevate your living experience with this pristine, modern apartment that feels just like new. This one-bedroom property is perfect for those seeking quality, comfort and convenience.

Enter the spacious, open-plan living area with brand new timber look flooring. The sleek kitchen is a chef's delight, featuring stone benchtops, 4 burner gas cooktop, ducted rangehood, pantry with adjustable shelving, ample storage, premium appliances including a dishwasher, combining style with practicality.

The generous bedroom with new carpet, comes with built-in mirrored wardrobes, providing plenty of storage space. The contemporary bathroom showcases neutral tones, and the laundry includes a convenient clothes dryer.

Step outside to your large, covered private balcony and unwind while taking in the serene, leafy green views. With reverse-cycle air conditioning in both the lounge and bedroom, a security intercom system, and secure basement car parking, this apartment promises comfort and security.

Conveniently located with quick access to Canberra University, Calvary Hospital, the Australian National University, and the bustling Belconnen and City employment hubs, this property is perfect for anyone seeking a pristine home in a prime location.

Make sure to watch our detailed, walk through video it's our 24/7 salesperson for you to get an excellent feel for the features and benefits of this apartment and the facilities. It's the most informative property video you will watch during your property search, but don't just take our word for it.

To get a copy of the digital brochure containing an explanation of our friendly sales campaign and the full contract, just send us an email from any of the portals and it will be automatically sent to you.

Features Overview:

Immaculate one-bedroom apartment up on level 1

Well-appointed kitchen with stone benchtops, abundant storage, gas cooktop, electric oven, ducted rangehood, pantry, provision for microwave, spot for the fridge, drawer dishwasher & portable island bench with breakfast bar

Light filled open plan living area with reverse cycle unit and sliding door access to balcony

Bedroom with sliding door access to balcony, plus 2 door mirrored built in robes

New timber look flooring in the living area

New carpets in the bedroom

New curtains with sheers in both the living area & bedroom

Modern bathroom with custom vanity (with mirror over), toilet & large corner shower

European laundry with double doors has fan, light, tub washing machine & dryer can be included

Full height linen closet with both hanging & shelf space

Secure access basement parking

Multiple visitor car spaces on ground floor

Close proximity to Canberra University, Calvary Hospital, the Australian National University, employment hubs & GIO stadium (AIS)

The Numbers (approx):

Living area: 55m²

Balcony: 18m²

Level: 1

Age: 9 years (built 2015)

General rates: \$1,650 p.a

Land tax (investors only): \$2,073 p.a

Rental estimate (unfurnished): \$480/wk

EER (Energy Efficiency Rating): 6 stars

Strata Levies: \$4,440p.a.

Strata details: Canberra Strata, 02 6295 6888

Units Plan: 4090

Total balance of the admin and sinking funds: \$291,092

To help buyers, we offer the following:

Written buyer price guides, which are updated throughout the campaign

A digital brochure with everything to consider a purchase, including the full contract

We refer a solicitor who can review the contract for FREE

Same solicitor can provide a FREE Section 17 Certificate to waive the cooling off period

Free valuation(s) on other properties you own to help establish your current equity base and assist with your finance approval

5% deposit on exchange pre-approved