

**7/37 Braybrooke Street, Bruce, ACT, 2617**



**Apartment For Sale**

Wednesday, 30 October 2024

7/37 Braybrooke Street, Bruce, ACT, 2617

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Josh Yewdall  
0430213909

## Exquisite First Floor Bruce Apartment

Built by DOMA Group in 2015, this stunning apartment situated on the first floor, provides luxury living and a lifestyle to match.

Perfectly suited for entertaining and relaxed living, this modern & well-presented 1-bedroom apartment showcases quality appliances & finishing throughout and provides 55sqm of internal living with a large kitchen featuring plenty of bench space & storage to utilise while cooking up a feast with great stainless-steel appliances including gas cooktop, electric oven, dishwasher and range hood.

The dining/lounge space is wide enough to accommodate large dining tables & the living space opens out to the large East facing balcony, furthering your entertaining options.

Accommodation is provided with the large main bedroom, with access to the balcony, and features built-in robes and its very own reverse-cycle split system unit.

Located in a sought-after location, the unit is in walking distance to the GIO Stadium, perfect for those Raiders fans looking to watch more games without needing to worry about paying for public transport. The University of Canberra is located near by and the Belconnen Town Centre with its multiple restaurants, cafes, shops & gyms are a short drive or bus ride away.

- \* Built in 2015 - Doma Group
- \* First floor of development
- \* 55sqm internal living + 18sqm balcony
- \* East facing aspect
- \* Open plan living with high quality kitchen appliances & finishes. Gas cooktop, electric oven, rangehood and dishwasher
- \* Large lounge/dining space that flows beautifully out to your private balcony
- \* Main bedroom equipped with mirrored BIRs, private balcony access and reverse cycle unit
- \* Additional reverse cycle unit in living area
- \* Upgraded flooring throughout
- \* European laundry
- \* Close to local shops, terrific schooling options, AIS, Calvary Hospital and Westfield Belconnen

Strata Levies: \$1,110pq (approx.)

Rates: \$1,650pa (approx.)

Land Tax (investors only): \$2,073pa (approx.)

Rental Estimate (unfurnished): \$480/week

EER: 6.0

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