

**G12/39 Braybrooke Street, Bruce, ACT 2617**



**Sold Apartment**

Thursday, 11 January 2024

G12/39 Braybrooke Street, Bruce, ACT 2617

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 56 m2**

**Type: Apartment**



Harry McCormack  
0432280627

**\$485,000**

**\*\*Please note this property will go to auction on Saturday, 3rd February 2024 as part of our Summer Showcase Event held at the Hyatt Hotel Canberra. The doors will open at 9am and this property is scheduled to go to auction from 12:30pm.** Welcome to G12/39 Braybrooke Street, Bruce! Built in 2023 This fantastic apartment is situated on the ground floor and stands out as the prime choice due to its expansive wrap-around courtyard, 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. This exceptional apartment enjoys close proximity to various key locations in Belconnen, including the Belconnen Shopping Mall, AIS (Australian Institute of Sport), Canberra Stadium, and Canberra University. Its convenient location offers easy access to shopping amenities, sports facilities, and educational institutions, providing residents with a well-connected and vibrant living environment. This property boasts contemporary architecture and a well-designed layout. The open plan living area is flooded with natural light, creating a warm and inviting atmosphere. The living room seamlessly flows into the dining area and kitchen, making it perfect for entertaining guests. The bedroom is spacious and features built-in wardrobes, providing plenty of storage space. The bathroom is sleek and modern, with high-quality fixtures and finishes. In addition to the apartment's impressive features, residents will also have access to a range of amenities within the apartment building. Enjoy the convenience of a private backyard, perfect for relaxing or hosting gatherings. The apartment is located on a corner, ensuring privacy and tranquillity. The hardwood flooring adds a touch of elegance to the living space, while the low maintenance backyard and plantings provide a connection to nature. 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.

- Expansive Wrap-around Courtyard  
- Stunning kitchens with stone benchtops & stainless steel appliances  
- Floor to ceiling double glazed windows in living  
- Hybrid timber flooring through living area  
- Open plan living with an abundance of natural light  
- LED downlights throughout  
- 1 basement car spots with storage cage  
- Lift access  
- NBN ready  
- Stunning communal garden areas

Statistics:-  
Living area: 56m<sup>2</sup>- Land size: 91m<sup>2</sup> - Body Corporate fees: \$570 p/q- Rental Appraisal: \$500 - \$520 p/w