

36/9 Braybrooke Street, Bruce, ACT, 2617

Townhouse For Sale

Thursday, 19 September 2024

36/9 Braybrooke Street, Bruce, ACT, 2617

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Mark Larmer

Unique floor plan, big bedrooms and multiple living areas

Offering something a little special, #36 has separate living areas and multiple indoor/outdoor zones to suit the entire family. All 3 bedrooms are oversized so you can easily fit king size beds plus additional furniture, such as study desks, arm chairs, bookcases and more, the choice is yours. As soon as you have space, you have options.

Located away from all the roads and situated in the heart of the development, #36 offers views of green and treetops from every room.

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 townhouse, inside and out. 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 and it will be automatically sent to you.

Buyers will love:

- Privately located away from all of the roads
- Front courtyard with gate, tap, power and pet door
- Windows on two sides allow a lovely cross flow ventilation
- Light, bright, and airy
- 2 x separate living areas, one of the ground floor and one on level 1
- 3 x oversized bedrooms that can easily fit king size beds plus additional furniture
- Third toilet on the ground floor, great for guests
- Downstairs living area has a sliding door to the front courtyard plus plantation shutters
- Upstairs living area/lounge room offering a large, segregated space so the family can have their own zones, plus access to a spacious balcony complete with stacker glass and screen doors plus a clothesline
- Available with vacant possession
- Got an EV? Thinking about an EV? Use the double garage to house and charge your car

Property features:

- Kitchen has stone benches with overhang for stools, stainless steel appliances including a 5 burner gas cooktop, dishwasher, externally ducted range hood, double sink, soft close drawers, and room to fit a large fridge
- Bedroom 1 is segregated from other bedrooms and includes a massive walk in robe, ensuite with full height tiling and large shower
- Bedrooms 2 and 3 both are segregated on top floor, feature double built in robes and tree top views
- Main bathroom includes a shower, full height tiling and toilet
- Double remote garage with laundry and storage to the rear
- Lots of visitor car parks scattered around the development perfect for when your guests come over. There is also a very large car park opposite the development on Braybrooke St

To keep you comfortable and connected:

- Ducted reverse cycle heating and cooling, zoned for bedrooms and downstairs
- Double glazed windows
- Excellent energy efficiency rating of 6 out of 6 stars
- LED downlights
- NBN fast internet with FTTP
- Instantaneous gas hot water system

'The Bowery development includes:

- Central entertaining area with BBQ facilities, tables, and gardens

Pets welcome (subject to body corporate notification & approval)

Walking distance to the AIS, GIO Stadium, Calvary Hospital, University of Canberra, Radford College, Café Momo and more

Bus stop nearby

Strata manager Vantage. Units Plan 4606

The Numbers:

Internal living area: 139m²

Front courtyard: 17m²

Balcony: 12m²

Garage: 37m²

Total Residence: 205m²

Rental potential: \$700 - \$720/week

Strata levies: \$3,792 p.a.

General rates: \$2,799 p.a.

Water & sewerage rates: \$670 p.a.

Land tax (investors only): \$3,720 p.a.

Age: 6 years (Built 2018)

Current balance of admin and sinking funds as of 02/09/2024: \$1,036,364

To Help Buyers:

We can refer a solicitor who can review the contract, for FREE.

The same solicitor can provide a free Section 17 if you wish to submit an unconditional offer.

Written & verbal buyer price guides updated throughout the campaign.

Help negotiating amendments to the contract such as settlement dates or exchange deposits.

Free valuations to help you establish your current equity in any other properties you.