

60/9 Braybrooke St, Bruce, ACT, 2617

Townhouse For Sale

Thursday, 15 August 2024

60/9 Braybrooke St, Bruce, ACT, 2617

Bedrooms: 3

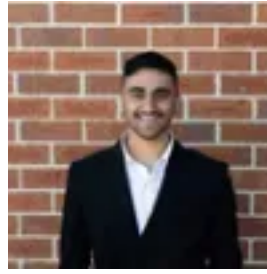
Bathrooms: 2

Parkings: 2

Type: Townhouse



Mark Larmer



Jason ElKhoury

Privately situated with front and rear courtyards vacant and ready for you now

Located away from all the roads and situated in the heart of the development, #60 overlooks the established gardens and grassed area so it's super quiet and ultra private.

This amazing residence boasts front and rear courtyards and excellent privacy as there are no neighbours in front, instead a long strip of gardens for you to enjoy.

Want a 'walk in pantry' or maybe a toilet downstairs, maybe even both? Well other neighbours have made these simple changes to the laundry/storeroom area, check out the indicative floor plans and our video for more information.

Attention live in owners want early access prior to settlement and a guaranteed move in date? Well good news, we can make that happen. Your next chapter is calling your name & having a home sweet home to call your own is ready for you now. This townhouse makes living cool, calm & care-free and with vacant possession and early access on offer you could be unlocking your new front door sooner than you think.

Buyers will love:

Peacefully overlooking the internal gardens of the development

Privately located away from all of the roads

No neighbours directly in front, offering additional sunshine and a lovely view of green

Solar system to reduce your electricity bills. 6.6kw and 15 panels.

Got an EV? Thinking about an EV? Use the double garage and solar panels to charge your car

Front and rear courtyards with taps and power plus vegies patches

Windows on two sides allow a lovely cross flow ventilation

Light, bright, and airy

Available with vacant possession

Early access prior to settlement may also be available if you want to get in quickly or store your furniture

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 double door fridge

Want a 'walk in pantry' or maybe a toilet downstairs, maybe even both? Well other neighbours have made these changes to the laundry/storeroom area next to the kitchen, look at our 'optional upgrade' floor plans for inspiration/information

Two spacious and separate living areas

Laundry with additional storage room

Bedroom 1 is segregated from other bedrooms and includes a large walk in robe, ensuite with full height tiling, large shower, plus access to the balcony with double stacker doors looking out to the established gardens of the development

Bedrooms 2 and 3 both features double built in robes

Separate/third toilet upstairs

Main bathroom includes a shower, full height tiling, toilet, and bathtub

Double remote garage

Lots of visitor car parks scattered around the development including two spots at the end of the row, 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 upstairs and downstairs

Double glazed windows

Excellent energy efficiency rating of 6 out of 6 stars

15 solar panels offering 6.6kw

LED downlights

NBN fast internet with FTTP

TV and data points in both the living room and main bedroom
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: 141m²

Front courtyard: 34m²

Rear Courtyard: 32m²

Garage: 37m²

Balcony: 5m²

Total Residence: 249m²

EER: 6 stars

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

Strata levies: \$4,171 p.a.

General rates: \$2,940 p.a.

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

Land tax (investors only): \$3,931 p.a.

Age: 6 years (Built 2018)

Current balance of admin and sinking fund as of 11/07/2024: \$1,059,975

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 a 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 own