

32/15 Braybrooke St, Bruce, ACT, 2617



Unit For Sale

Wednesday, 23 October 2024

32/15 Braybrooke St, Bruce, ACT, 2617

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit



Josh Yewdall
0430213909

Fantastic sun-drenched 1 bedroom

Located in the vibrant heart of Bruce, this gorgeous 1 bedroom home offers an exceptional living experience coupled with comfort and convenience. This beautiful residence is a perfect blend of modern aesthetics and practical functionality, making it an ideal choice for first home buyers, downsizers, or investors!

Upon entering the home you are welcomed by an expansive open plan living space. This area is complemented by a compact and practical kitchen fitted with all electrical high quality appliances, which flows well into your living/dinning space.

This living space is sun-drenched year round with its North/West facing aspect and stunning floor to ceiling windows. Also featured in the living area is grey carpeted flooring and reverse cycle heating and cooling, ensures a comfortable environment throughout the year, allowing residents to enjoy optimal indoor conditions regardless of the season.

Moving onto the back half of the home you are greeted by your spacious bedroom where again the plush carpeted floors add a layer of warmth and comfort. The built-in robe offers ample storage space, ensuring a clutter-free living environment.

To maximise space saved in the property, you then finally have your well appointed bathroom, which also includes your laundry space keeping all wet areas together. The bathroom is equipped with a large shower, beautiful tapware and dryer is included.

A private balcony extends the living space outdoors, providing a serene retreat for relaxation or casual entertaining. Whether enjoying a morning coffee or unwinding after a long day, this outdoor area offers a peaceful refuge.

Conveniently located within walking distance from the UC, AIS, CIT, Calvary Hospital, CISAC, Radford College, and just steps from the new Bruce precinct with shopping, cafes, and more! This property is just 7km from the city, minutes from Westfield Belconnen, and even has a bus stop located close by.

- * Low strata - \$725pq
- * Ready to move in
- * 55sqm living + balcony
- * EER 6.0
- * North/West facing aspect
- * Spacious bedroom with BIR
- * Bathroom with large shower & laundry together
- * Open plan light-filled living and dining area
- * Stunning plush grey carpet
- * Reverse cycle AC/Heating
- * One of the higher floor units with undisturbed views
- * Modern kitchen with plenty of benchtop space, and all electric appliances
- * Intercom access with lift
- * Secure underground carparking with ample storage cage
- * High-growth suburb with the new Bruce precinct
- * Short walk to Radford College, UC, Calvary AIS and Westfield Belconnen. Short drive to City Centre and Much more!

Strata: \$725pq (approx.)

Rates: \$1,498pa (approx.)

EER: 6.0

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