

# 113/1 Braybrooke Street, Bruce, ACT, 2617



## Apartment For Sale

Tuesday, 19 November 2024

113/1 Braybrooke Street, Bruce, ACT, 2617

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Guy Allen

## Positioned Perfectly on Ground Level !

Set on the ground-floor, this one-bedroom apartment in the Proximity development. Proximity by name and proximity by nature, this complex is a mixed-use development, so without leaving this apartment complex one can enjoy a café, restaurant, bar, both gentleman's and lady's hairdressers, beauty and wellness, and several other handy businesses which are set down on ground level.

Built in 2007, this is a 21st Century apartment. Elevator, downlights and high ceilings (2.7m), these are some nice touches which one does not always find. The bathroom has floor-to-ceiling tiles in the shower, a double towel rail, and a large mirror over the vanity. The kitchen has a large fridge alcove, a microwave alcove and plenty of cupboards, which look attractive with their mocha and cream tones.

One of the stand-out things about this apartment is the large, private, north-facing courtyard is very private. Big enough to entertain some friends or family, this courtyard is something you will want to use on a daily basis. There are glass sliding doors leading outdoors from both the living room and the bedroom, which will be appreciated by those who like natural ventilation. There is an alfresco area, so that you can enjoy the outdoors even on rainy or hot sunny days. Part of the courtyard is open to the sky, which is perfect for getting some sunshine at home or for those who enjoy a bit of courtyard gardening. It will be hard to find a more child-friendly or pet-friendly one-bedroom apartment than this one.

The other stand-out thing about this apartment is the accessibility features. This block has wide corridors, no steps, and a ramp at the front of the apartment block. The underground carspace is close to the lift. For a single or couple with mobility issues, this one is going to tick a lot of boxes. For those who are more active, it is about a one-minute ride to Bruce Ridge, which is legendary for its mountain-bike trails, and the upgraded cycleway makes this location quite rideable for those who work in the CBD.

Do we even need to mention the location? Bruce is like no other suburb in Canberra. Across the street from the Australian Institute of Sport Aquatic Centre with its Olympic pool, and a stone's throw from GIO (Bruce) Stadium, which is very handy if you like your footy or would like to tap into the significant airbnb potential that this property probably has to offer. Plus, this home is walking distance to Canberra Institute of Technology, North Canberra Hospital, Radford College, and the University of Canberra. Call now to view before it's too late.

Total Space = Living + Courtyard + Car space + Storage = 87 sqm

Property Features Include:

- Airphone intercom access for visitors
- Underground carspace with a lift
- Daikin air-conditioning system
- Mirrored built-in robe
- Large storage cage
- CAT-5 cabling
- Roller blinds
- Linen closet
- NBN FTTP

For a brochure, contact Guy. To avoid disappointment, early inspection is recommended.