50/9 Braybrooke Street, Bruce, ACT 2617
Unit For Sale

Wednesday, 8 January 2025

LJ Hooker

50/9 Braybrooke Street, Bruce, ACT 2617

Bedrooms: 2   **Bathrooms: 2**   **Parkings: 1**   **Area: 113 m2**   **Type: Unit**

Kathy Komar
0455891351

$620,000

Nestled at the back of a well-maintained development, this home offers a peaceful and private setting, away from the hustle and bustle. Modern and spacious, this townhouse is move in ready and offers an easy, low-maintenance lifestyle.Features:* Positioned at the back of the development, away from all roads, offering a quiet, peaceful environment* Scenic views of large established trees, providing a tranquil and private outlook* Single garage with internal access.* Secure front courtyard with gated access.* Kitchen with stone benches, stainless steel appliances, 5-burner gas cooktop, dishwasher, microwave, externally ducted range hood, double sink, and soft-close drawers* Two beautifully presented bathrooms with full-height tiling.* Two spacious bedrooms with mirrored built-in robes* Ducted reverse cycle heating and cooling, zoned for upstairs and downstairs* Double-glazed windows for enhanced insulation and noise reduction* 5.5KW Solar System with 14 panels* Downstairs powder room.The Bowery Development Includes:* Central entertaining area with BBQ facilities, tables, and gardens, perfect for hosting friends and family* Pet-friendly (subject to body corporate notification and approval)* Walking distance to the AIS, GIO Stadium, Calvary Hospital, University of Canberra, Radford College, Café Momo, and more* Bus-stop nearby for easy public transport access* Ample visitor car parking spaces at the back of the development* Rates: $1,946 p.a.* Strata: $3,762 p.a.* Land Tax: $2,740 p.a. (investors only)Disclaimer:All information contained herein is gathered from external sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries and satisfy themselves in all respects.