

Bruce, 205/39 Braybrooke Street

Charming, Convenient, and Ready to Move In

Thoughtfully designed with easy living in mind, this well-positioned second-floor apartment offers a functional layout, comfortable interiors, and a low-maintenance lifestyle in a central and connected setting. The open-plan living area extends to a covered balcony with a sense of privacy, creating a relaxed space to enjoy your morning coffee or wind down at the end of the day.

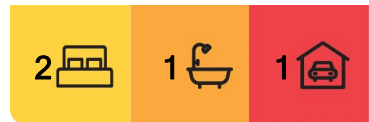
Well suited to first-time buyers, downsizers, or investors, it strikes the right balance between comfort and practicality. With public transport, major institutions, and everyday essentials all within easy reach, it's a smart move in a location that continues to grow in demand.

Features:

- Modern, low-maintenance living in a prime location
- Open-plan living and dining with plenty of natural light



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



For Sale
Please Call

View
ljhooker.com.au/35ETGCV

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EER ★★★★★★

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- Private, covered balcony perfect for relaxing or entertaining
- Spacious bedroom with built-in wardrobe
- Stylish kitchen with modern appliances, induction cooktop, and ample storage
- Well-designed bathroom with contemporary finishes
- Reverse-cycle air conditioning for year-round comfort
- 1x split system in the living area and 1x split system in the main bedroom
- European laundry for convenience and space-saving
- Secure parking space with easy access
- Central location close to public transport, shops, and major institutions
- Ideal for first-time buyers, downsizers, or investors

Proximity to Amenities:

- University of Canberra - 5-minute drive
- Westfield Belconnen - 7-minute drive
- Australian Institute of Sport (AIS) - 6-minute drive
- Bruce ACT bus stops - 3-minute walk
- Cuppacumbalong Nature Reserve - 10-minute drive
- Ginninderra Drive access - 4-minute drive
- Bruce cafes and restaurants - 5-minute walk
- Canberra CBD - 15-minute drive
- GIO Stadium - 8-minute drive

More About this Property

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|----------------------|--|
| Property ID | 35ETGCV |
| Property Type | Apartment |
| House Size | 64 m2 |
| EER | 6 |
| Including | Air Conditioning Floorboards Tiles Carpet Open Plan Induction Cooking |

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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

205/39 Braybrooke Street, Bruce

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