



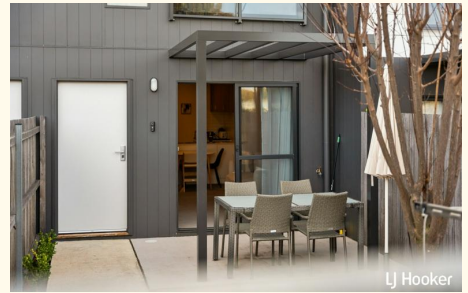
Sold



LJ Hooker



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35/33 Braybrooke Street, Bruce

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Low-Maintenance Living in the Heart of Bruce

Welcome to townhouse 35, which offers a smart and spacious layout in the sought-after Rockwell complex, delivering modern comfort, quality finishes, and unbeatable convenience. Whether you're looking to move in or invest, this near-new terrace home is ready to go-no updates needed.

Step inside to an open-plan living and dining area with durable engineered timber flooring and a well-appointed kitchen featuring AEG appliances, including a gas cooktop, ducted rangehood, and plenty of storage space. It's a practical and stylish space, perfect for everyday living or entertaining.

A standout feature is the ground-floor bedroom with its own en-suite-ideal for guests, multi-generational living, or a home office setup.

Upstairs, you'll find two more generously sized bedrooms, both with mirrored built-in wardrobes. The main bathroom features a two-way layout, acting as a private en-suite for the main bedroom, and includes modern finishes and LED lighting.

The home also offers a large double garage with internal access, plus

FOR SALE
\$710,000

AGENTS

Kathy Komar
0455 891 351
kkomar@ljhbelconnen.com.au

James Vlandis
0488 484 814
jvlandis@ljhbelconnen.com.au

AGENCY

LJ Hooker Belconnen
(02) 6251 1477

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.



extra storage under the stairs and along the wall-perfect for bikes, tools or shelving.

Comfort is covered year-round with ducted reverse-cycle heating and cooling, along with double-glazed windows throughout.

Set in a prime Bruce location, you're close to the University of Canberra, AIS, Bruce Stadium, Calvary Hospital and Westfield Belconnen. Whether you're an owner-occupier or investor, this is a solid opportunity not to be missed.

Key Features:

- Modern three-bedroom townhouse
 - Ground-floor main bedroom with en-suite
 - 2 spacious bedrooms upstairs
 - All bedroom with build in robes
 - Double-glazed windows throughout
 - Ducted reverse-cycle heating and cooling
 - Spacious and secure front courtyard
 - Double garage with internal access and extra storage
 - Close to UC, AIS, Calvary Hospital, Bruce Stadium & Westfield Belconnen
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- Year Built: 2021
 - Living Size: 87sqm
 - Rates: \$2,588 p.a.
 - Body Corporate: \$2,680 p.a.
 - Land Tax: \$3,477 p.a. (investors only)

Disclaimer:

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MORE DETAILS

Property ID	HP0FZF8H
Property Type	Townhouse
House Size	87 m2
EER	6

Kathy Komar 0455 891 351

Sales Agent | kkomar@ljhbelconnen.com.au

James Vlandis 0488 484 814

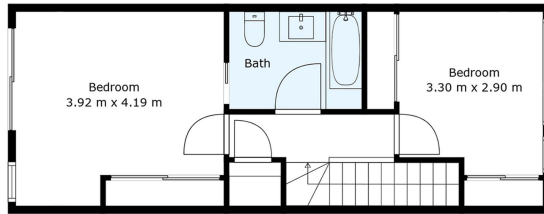
Sales Associate | jvlandis@ljhbelconnen.com.au

LJ Hooker Belconnen (02) 6251 1477

Shop 9, 21 Benjamin Way, BELCONNEN ACT 2617

belconnen.ljhooker.com.au | belconnen@ljhbelconnen.com.au

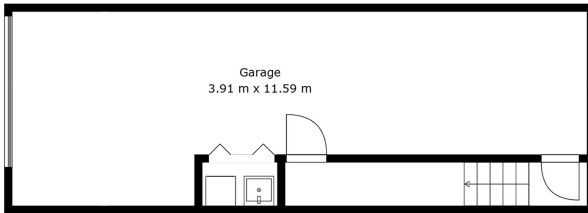




Floor 3



Floor 2



Floor 1



35/33 Braybrooke Street, Bruce

Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.