

## Bruce, 50/9 Braybrooke Street

Modern, Immaculately Presented Townhouse in a Prime Location

Nestled at the back of a well-maintained development, this home offers a peaceful and private setting, away from the hustle and bustle.

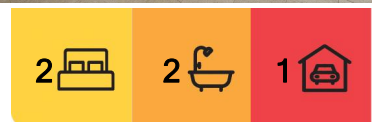
Modern and spacious, this townhouse is move in ready and offers an easy, low-maintenance lifestyle.

### 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,



**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**  
\$610,000

**View**  
[ljhooker.com.au/HNZZEF8H](http://ljhooker.com.au/HNZZEF8H)

**Contact**  
**Kathy Komar**  
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**EER** ★★★★★★

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(02) 6251 1477

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
- \* Walkability to IGA and Northside Canberra Hospital Precinct
- \* NBN - fast internet with FTTP

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)

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## More About this Property

Property ID	HNZZEF8H
Property Type	Townhouse
House Size	113 m2
EER	6

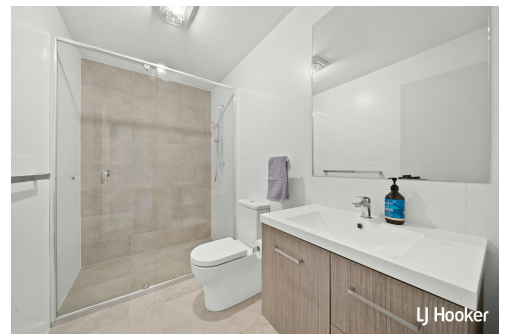
**Kathy Komar 0455 891 351**

Sales Agent | [kkomar@ljhbelconnen.com.au](mailto:kkomar@ljhbelconnen.com.au)

**LJ Hooker Belconnen (02) 6251 1477**

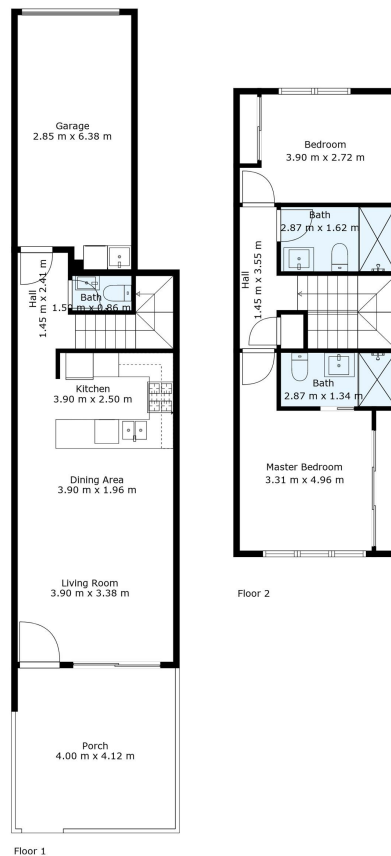
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## 50/9 Braybrooke Street, Bruce

*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.*



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