



Bruce, 9/33 Braybrooke Street

Where Convenience and Comfort Come Together

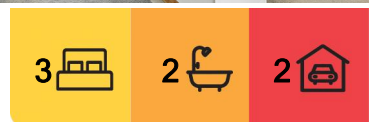
Experience the perfect fusion of convenience and comfort in this well-designed townhouse, located in the popular Rockwell complex. This home offers a harmonious blend of urban living and tranquil outdoor space, with modern design and a spacious layout that ensures a convenient lock-up-and-leave lifestyle in a prime location.

Upon entry, you'll be welcomed by a flood of natural light that accentuates the home's spacious, modern design. The bright living areas feature neat finishes and an open layout, seamlessly connecting the interior to the low maintenance outdoor area through double glazed sliding doors.

This lovely three-bedroom townhouse offers comfort and style, featuring a spacious main bedroom complete with ensuite and a bright airy walk-in robe. The two additional bedrooms are well appointed with built in wardrobes, providing ample storage space. Each room is designed to maximise natural light, creating a warm and inviting atmosphere.



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
\$775,000 plus

View
By Appointment

Contact
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EER ★★★★★★

LJ Hooker Woden | Weston
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The layout is thoughtfully designed to both enhance both privacy and functionality, making it an ideal choice for families or individuals seeking well balanced living space.

With a four-burner gas top stove, dishwasher, microwave, ample storage and a full island bench, this modern kitchen is perfect for cooking for family and friends.

The property also boasts a large two car garage offering ample room for parking. Within the garage, you'll find a dedicated laundry area, making household chores convenient, in addition to that there is a good amount of storage space, perfect for keeping tools, outdoor gear and other belongings organised and accessible.

Perfectly situated, this property is conveniently near Radford College, CIT Bruce, and the University of Canberra. You'll have easy access to local amenities like Café Momo and the new IGA shops, with public transport just a short walk away. Imagine yourself enjoying the combination of modern living and prime location that this home provides

Features Include

- Three generously sized bedrooms, all with built in robes
- Two bathrooms with floor to ceiling tiling
- Spacious kitchen with four burner gas cooktop and integrated dishwasher, microwave and oven
- Two car garage with laundry and storage space
- Private low maintenance sunny courtyard
- Double Glazed Windows

Internal living: 117m²;

Garage: 37.2m²;

Build year: 2021

EER: 6 stars

Rates: \$614 p.q. approx.

Land tax: \$403 p.q. approx.

Body Corporate: \$900 p.q. approx.

More About this Property

Property ID	HJ9H5W
Property Type	Townhouse
House Size	117 m ²
EER	6
Including	Air Conditioning Ducted Heating Courtyard Dishwasher Built-in-Robes Secure Parking Remote Garage

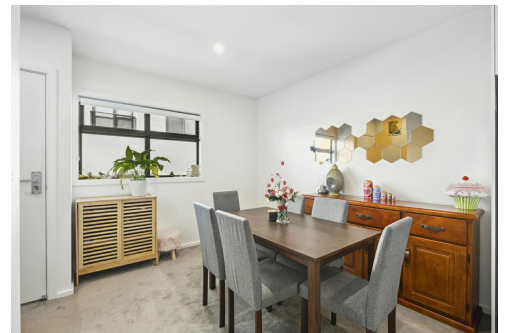
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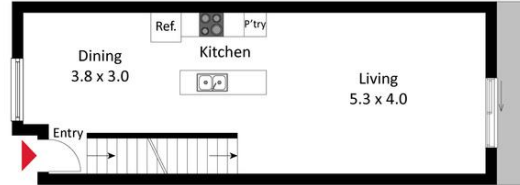
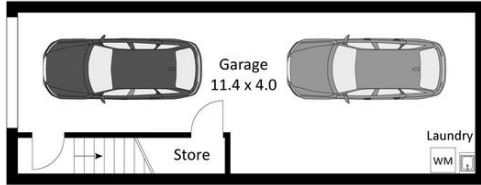
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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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