



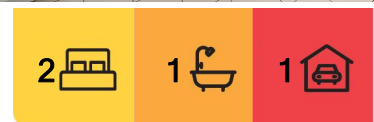
## Bruce, 100/1 Braybrooke St

### Comfort and Convenience

Located in the Proximity apartment complex this is a property you must inspect if you are in the market. As the project name suggests, the development is close to a range of amenities and facilities, including those within the complex which boasts café, restaurant & bar, hairdresser and skin clinic. Within walking distance or a quick bike ride is a local IGA, liquor store and more cafes.

Comprising 2 bedrooms (both with built in robes) and open plan living and dining area leading into the kitchen, this layout makes for comfortable apartment living. To better utilise space, the laundry is incorporated into the bathroom and downstairs is a secure parking space and storage cage.

Another feature are the well-established grounds with trees and gardens for you to enjoy. So, the north facing balcony off the lounge room is a relaxing outdoor entertaining area looking into a natural environment. You know this is not your usual apartment experience.



**For Sale**  
\$449,500

**View**  
Wed 29th Jan @ 5:45PM - 6:15PM

**Contact**  
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**EER** ★★★★★★

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

**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.

Being in Bruce you are in the same suburb as the University of Canberra, North Canberra Hospital, the GIO Stadium, the Institute of Sport and Bruce CIT. It is only a short drive to the Belconnen Town Centre, and a direct commute to Canberra City, ANU, the Parliamentary Triangle, the Defence offices at Russell Hill or Canberra airport.

Proximity is one of the better apartment developments in the area, so make sure you check out this opportunity, whether you are a first home buyer or a first-time investor. Please call for more details or visit an upcoming open home.

#### Features & Inclusions:

- Walking distance to University of Canberra, CIT, North Canberra Hospital, GIO Stadium, Australian Institute of Sport (AIS)
- Across the road from AIS Aquatic & Fitness Centre
- Only a short ride to Bruce Ridge mountain-bike trails
- Short drive to the Canberra CBD and Australian Nation University
- Secure basement car space & storage cage
- European laundry with dryer
- Large entertainer's balcony
- Built in robes to the bedroom

#### Essential Data

Apartment Size: 66 sqm

Balcony Size: 9.0 sqm

Rates: \$2,696.25 p.a.

Land Tax: \$2,101.74 p.a.

Body Corporate Fees: \$5,257 p.a.

EER: 6.0

Constructed: 2007

#### 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.

## More About this Property

<b>Property ID</b>	HNZXRF8H
<b>Property Type</b>	Unit
<b>House Size</b>	66 m <sup>2</sup>
<b>EER</b>	6
<b>Including</b>	Air Conditioning Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking

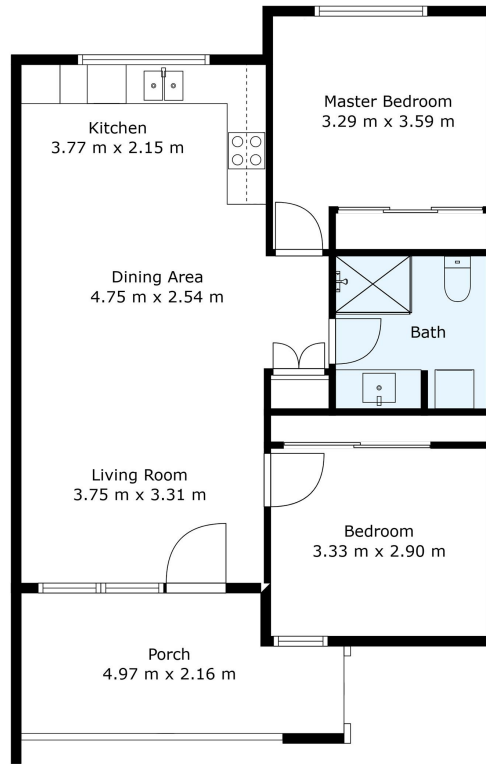
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**100/1 Braybrooke Street, Bruce**



*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.*

**aperture**  
media house