

11/39 BRAYBROOKE STREET, BRUCE, ACT, 2617

Sarah Cooper
FREELANCE AGENT



FOR SALE

LIGHT-FILLED LIVING WITH EFFORTLESS STYLE AND OUTDOOR SPACE

Only two years young, this beautifully presented ground-floor one-bedroom apartment offers an easy-care lifestyle in a modern, well-connected complex. Step inside to discover a light-filled open-plan living and dining area, framed by floor-to-ceiling windows that bathe the space in sunshine throughout the day. The layout flows seamlessly to a generous courtyard — perfect for entertaining friends, enjoying a weekend BBQ, or relaxing outdoors with a coffee and your furry companion. The bedroom is spacious and inviting, featuring built-in robes and sliding door access to the covered courtyard area. A sleek kitchen with stone benchtops, quality appliances, and ample storage.

Positioned close to bike paths, walking trails, and public transport, this apartment offers easy access to Belconnen Town Centre, the University of Canberra, and the City. Whether you're a first-home buyer, downsizer, or investor seeking a low-maintenance home, this property delivers comfort, light, and lifestyle in one perfect package. Inspect now for your chance to be in before Christmas.

Features:

- Modern one-bedroom ground-floor apartment
- Light-filled open-plan living with floor-to-ceiling windows
- Double-glazed windows for year-round comfort
- High ceiling on lounge
- Stylish kitchen with stone benchtops and quality appliances
- Elegant bathroom with floor-to-ceiling tiles
- Built-in robes to bedroom with direct courtyard access
- Hybrid timber flooring to living areas
- Adaptable design to make disability friendly
- Outdoor tap for garden
- Secure basement parking and storage cage
- Bus stop in front of complex
- 32m2 courtyard ideal for entertaining or pets
- 52m2 of internal living
- Rates \$445 approx a quarter

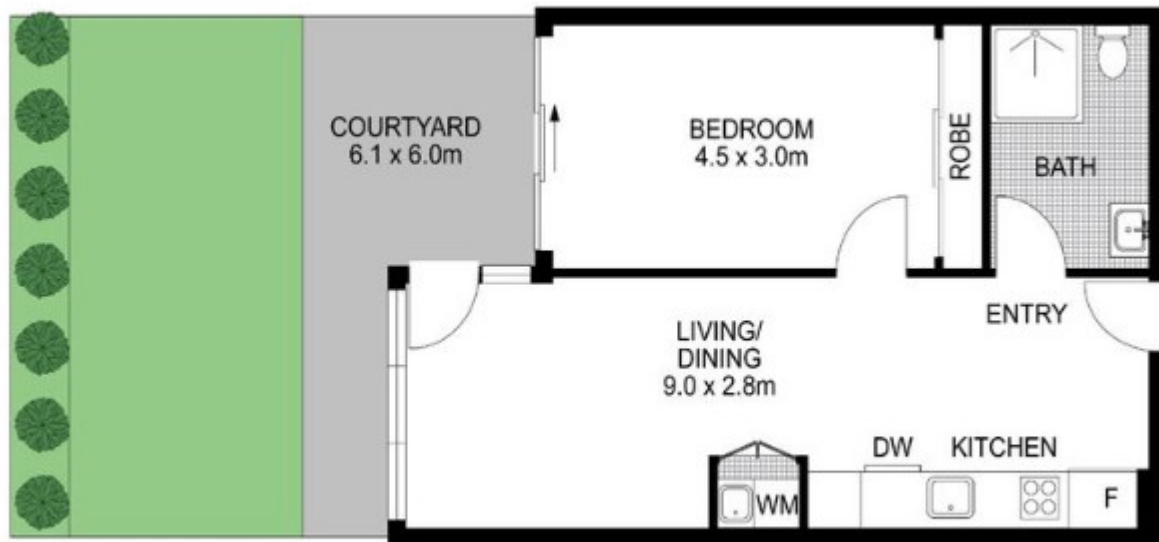
1 BED | 1 BATH | 1 CAR

PRICE:
\$410,000

OPEN FOR INSPECTION:
N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.