



New Brunswick Real Estate Board

Devon New Brunswick

\$299,900

Welcome to 9 Sunny Brae. This upper floor condo offers views of the University campuses and is located near so many wonderful amenities such as schools, shopping, coffee shops, access to major city infrastructures and more. Sunny Brae offers a dedicated parking space and plenty of visitors parking. This particular condo unit has seen some impressive improvements, the newly installed kitchen with quartz countertops, large island and white cabinetry that really brightens up the space and provides a fresh new look. New light fixtures, featuring a fan in the living room (lights with fans built in), fresh paint throughout, an updated bathroom and some new appliances make this a turn key, drop your bags and move in ready condo unit. This is a secure building with only 8 units (4 on each floor), making it a quiet space and added comfort. The hardwood floors throughout with ceramic in both bathrooms give this space a very welcoming feel. The 2 large bedrooms also add to the homey feeling of this space. The primary bedroom features a walk in closet and massive ensuite bath. If you're seeking affordable condo living with great neighbours and easy access to city amenities and walking trails, this could be home. Book your showing soon as this one won't be on market long before someone makes it their home, That could be you, reach out to your preferred REALTOR(R) to schedule an in person visit Current condo fees are \$235/month. (1) parking space included with option for additional space at \$25/m (id:6769)

Ensuite 6'0" x 7'4"

Primary Bedroom 18'2" x 12'1"

Bedroom 11'2" x 11'1"

Bath (# pieces 1-6) 8'6" x 10'10"

Dining room 10'2" x 12'1"

Living room 18'6" x 15'2"

Kitchen 10'10" x 12'0"

Listing Presented By:



Originally Listed by:
eXp Realty

<http://m.facebook.com/RealtorRobBrown/>



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