

**101/21 Battye Street, Bruce, ACT 2617**



**Sold Apartment**

Monday, 14 August 2023

101/21 Battye Street, Bruce, ACT 2617

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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**\$356,000**

Located at the back of the development and away from all the roads, unit 101 is surprisingly quiet and private. Perched up on level 1 and looking into large established trees, you'll always know what season it is when you look out your windows. Attention live in owners – want early access prior to settlement and a guaranteed move in date? Well good news, we can make that happen. Your next chapter is calling your name & having a home sweet home to call your own is ready for you now. This apartment makes living cool, calm & care-free and with vacant possession and early access on offer you could be unlocking your new front door sooner than you think. Attention investors – early access is also available to your property manager so tenants can view the unit and be pre signed prior to settlement. You can also receive a higher rental return if sold fully furnished. To receive a copy of the digital brochure containing an explanation of our friendly sales campaign, the contract and much more, just send us an email and we will shoot it straight through. What buyers will love:

- North/east orientation – hello sunshine
- Level 1
- Situated at the back of the development and away from any roads
- Located in a quiet and private area
- Vacant and ready for you now
- Early access available prior to settlement if you want to move in quickly

Features:

- Large built in study desk with data and power
- Open plan living area with a glass sliding door to access the balcony
- Fully covered balcony with a lockable gate looking into large established trees
- Basement car park & storage enclosure
- Kitchen has electric cooktop, dishwasher, lots of cupboards, rangehood, microwave
- Reverse cycle air conditioning (electric heating and cooling) plus an electric wall heater
- Large bedroom with a triple mirrored robe and views to the internal courtyard
- Laundry with dryer and washing machine
- Laundry with large shower, tastic
- Double door linen cupboard plus a separate single door cupboard

The Numbers (approx.):

- Living area: 50m<sup>2</sup>
- Balcony 9m<sup>2</sup>
- EER: 6 stars
- Age: 16 years (Built 2007)
- Strata levies: \$3,461 p.a
- General rates: \$1,492 p.a.
- Water & sewerage rates: \$704 p.a.
- Land tax (investors only): \$1,744 p.a.
- Total funds held by owner's corporation: \$616,235 as of 05/06/23
- 159 units in total
- Builder was Village Building Co
- Rental estimate (unfurnished): \$400-\$430/week

'The Proximity' development includes:

- NBN - Fibre to the building
- Pets welcome (subject to body corporate notification & approval)
- Walking distance to the AIS, GIO Stadium, Calvary Hospital, University of Canberra, Radford College, Café Momo and more
- Bus stop nearby
- Strata manager – Signatura Strata - Units plan 3151

To help buyers:

- We have a solicitor pre-allocated to provide a FREE contract review and section 17 to waiver cooling off if required
- Offers are confidential and not disclosed to other buyers
- A pre-approved 5% deposit is only required just prior to exchange of contracts via eft