

11/1 Tauss Place, Bruce, ACT 2617



Apartment For Sale

Wednesday, 20 March 2024

11/1 Tauss Place, Bruce, ACT 2617

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 95 m2

Type: Apartment



Jamie McDonell
0408413405

\$499,000+

Ready to move into now is the popular tree-lined development "Oakridge Apartments" & located on the top floor is this oversized 2-bedroom unit. They certainly do not make them like they used to with this opportunity being 83m² of genuine living consisting of an open oversized living space, super generous sized bedrooms & a north-facing balcony leaving you overlooking the top of the trees & beyond. The main bedroom has a 2-way bathroom with a walk-through wardrobe & Juliet balcony. The secondary bedroom is of equal size with a built-in wardrobe. A separate toilet for convenience when the bathroom is being occupied. An ample kitchen bench/prep space with a light-filled living area will impress when entertaining. A single secure undercroft car space with ample visitor car parks within the development will impress! The Owners' Favourite Part: It has a fantastic floor plan design & incredible location, just down the road from the Bruce shops, cafes, restaurants & a very short 700m stroll to The University Of Canberra Campus, 600m to Radford College, AIS & GIO stadium. Features include:- Top floor residence- Open-plan living with fantastic northern natural light- North-facing tiled balcony- 2 oversized bedrooms- Main bedroom with walk-through robe- 2nd bedroom with built-in robe- 2-way bathroom with separate toilet- Secure a single reserved car park undercroft- Numerous visitor parking spaces- Split R/C A/C- Ideal for the first home buyer- Location Location Particulars (all approx.):- Combined Floor Areas: 95m²- Living Size: 83m²- Living Area Balcony: 11m²- Bedroom Juliet Balcony: 1m²- Year Built: 1999- EER: 6.0- Body Corporate: \$3,696/year- Rates: \$2,389.16/year- Rent: \$550 per week