

110/8 Baudinette Circuit, Bruce, ACT 2617



Sold Apartment

Friday, 20 October 2023

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Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 70 m2

Type: Apartment



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In one the most sought-after suburbs of Canberra, due to its walking distance from Canberra University, AIS, and the first shopping and grocery area for Bruce due for completion this year. This truly turnkey home has been freshly painted and carpeted ready for you to move in tomorrow. The open plan living & dining area is bathed in natural light with an elegant skylight and floor to ceiling views to Black Mountain from all windows. The top floor location allows the privacy of screened doors to enjoy the evening summer breezes or the reverse cycle air conditioning for your comfort. In addition, the complex has a solar heated pool, bicycle and secure car parking and an undercover BBQ area for residents' use. An open plan kitchen layout includes an oven, rangehood, new electric cook top and a modern dishwasher with an eloquent waterfall-edge stone island benchtop. The end location and oversized wrap-around balcony is one of the key highlights of the home with over 25m² of space to utilise the stunning 180 degree elevated views. The covered balcony makes it ideal for year-round entertaining or simply relaxing. The two bedrooms offer BIRs in with private access to the balcony from master bedroom. The second bedroom features a custom-made ceiling-high timber barn door which sets this home apart from the rest. Floor to ceiling charcoal tiling presents an elegant bathroom. The European laundry is perfectly integrated, neatly tucking away a dryer and space for additional shelves if required. The VERVE development standout features include flourishing garden beds and landscaping as well as a stunning heated outdoor pool and gazebo BBQ area. There is an underground secure car park (x1) as well as a lockable storage shed allocation included. The main entry has secure electronic tag card access. The unit has only ever been owner-occupied and consistently well maintained but as a guide, similar 2-bedroom units are bringing in over \$450 rent a week. This unit won't last long. Book an inspection at the earliest convenience. Location-wise, terrific schooling options across the road include the prestigious Radford College. The Calvary Hospital is only 5 minutes drive away. Westfield Belconnen is a 3min drive and the City centre is 15min by car.* High growth suburb + layout (Bruce + 2 bed) * Outstanding development with heated pool & covered BBQ area * Over 70m² of living * Open plan living, dining and kitchen layout with elegant skylight providing beautiful natural light * Kitchen equipped with electric cook top, oven, rangehood, dishwasher and stone waterfall island benchtop * European laundry * Brand new plush carpet throughout & freshly painted * Two bedrooms with BIRs, access to balcony from the master and living areas * an extra-large barn door entry to the second bedroom * Single bathroom with upgraded shower accessories * Reverse cycle heating/cooling * Proportionately large, 25m² balcony with 180 degree views * EER - 6.0 * Body Corporate - \$1300 per quarter * Rate - \$480 per quarter * Underground secure single car garage and storage cage * Perfectly located with walking distance to the new Bruce shops, cafes, schooling options in Radford College and University of Canberra, North Canberra Hospital, the AIS, local transport and a short drive to Westfield Belconnen and the City centre. Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.