

13/1 Eardley Street, Bruce, ACT 2617



Apartment For Sale

Friday, 12 April 2024

13/1 Eardley Street, Bruce, ACT 2617

Bedrooms: 3

Bathrooms: 2

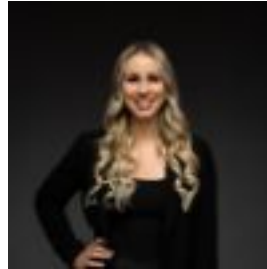
Parkings: 2

Area: 146 m2

Type: Apartment



Tom Wiggins
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Jaimy Butler
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\$549,000+

What you see: Boasting a spacious floorplan with a balcony tailored for all-year-round entertaining. Conveniently located within walking distance of the University of Canberra. What we see: A residence in a league of its own, with a lifestyle to match. See more: Corner position with one adjoining neighbour. Kitchen featuring electric cooktop, oven and dishwasher. Master bedroom includes built-in robe and ensuite. Two additional bedrooms with built-in robes and direct access to bathroom. European laundry includes dryer. Updated timber flooring throughout. Freshly painted throughout. Window furnishing throughout. Reverse-cycle heating and cooling. Two secure allocated car parks and storage. Proximity to schools, shops, cafes, University of Canberra and Calvary Hospital. Within a 3 minute walk to Bruce Convenience Store. Within a 7 minute walk to University of Canberra. Within a 14 minute walk to Radford College. Within a 8 minute drive to Belconnen Town Center. Within a 8 minute drive to Lake Ginninderra. Within a 4 minute drive to the Calvary Hospital. Within a 6 minute drive to the Australian Institute of Sport. Within a 14 minute drive to Canberra CBD. Total house area: 146m². Living area: 107m². Balcony: 39m². Built: 2005. EER: 5.0. Rates: \$1,809 p.a. Land tax: \$2,299 p.a. Body corporate: \$1,643 p.q. Rental appraisal: \$610 - \$630 pw. Disclaimer: Please note the property will not be marked under offer and inspections will not cease until the exchange of contracts has taken place. The above figures are approximate only. The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.