

17/101 Kinloch Circuit, Bruce, ACT 2617



Sold Apartment

Sunday, 13 August 2023

17/101 Kinloch Circuit, Bruce, ACT 2617

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 60 m2

Type: Apartment

\$430,000

Built by renowned developers DOMA in 2012, this beautiful ground floor offering in the Kinloch Residences provides a safe, secure and serene atmosphere in a unique home ready to move in. Tucked away in the development, the home is surrounded by leafy green gardens and trees, along with being only minutes from the brand new Bruce shops currently being built, AIS, Calvary Hospital, Radford College, University of Canberra, Westfield Belconnen and only 10 mins from the City. The home itself is a unique ground floor opportunity, being one of the bigger one bedroom homes on the market and boasting a huge outdoor courtyard providing great privacy and all year round entertainment for friends and family. Inside the home, you have beautiful rich Tasmanian Oak floors throughout, great sized open plan kitchen with gas cook top, oven, upgraded integrated dishwasher and large stone island bench that flow into the living/dining area. Features tiled shower in the bathroom and nicely naturally lit main bedroom with mirrored BIR. The home has had vast upgrades throughout including the timber flooring, cbus lighting control with dimming throughout, multi room audio system, outdoor ceiling heater, electric blinds in the living area, custom wall-hung tv unit, outdoor planter-boxes and BBQ set up.* North facing ground floor unit built in 2012* 60sqm living + 34sqm courtyard* Body Corporate = \$876 per quarter* One bedroom with BIR + one bathroom* Open plan kitchen with gas cooktop, oven, integrated dishwasher and large stone island bench* Tasmanian Oak timber flooring* Great separation between lounge/living/bedroom areas* Vast amounts of storage* Upgraded lighting and audio systems, electric blinds in living room* Large outdoor tiled courtyard with ceiling heater, planter-boxes and BBQ area set up* Reverse cycle AC + Heating* Underground secure car park (x1) and storage cage* Plenty of visitor parking + street parking* Only minutes to the brand new Bruce shops currently being built, AIS, Calvary Hospital, Radford College, University of Canberra, Westfield Belconnen and only 10 mins from the City EER 6.0 Strata \$876pq (approx.) Rates \$2,548pa (approx.) 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.