

**20/1 Eardley Street, Bruce, ACT 2617**



**Apartment For Sale**

Saturday, 13 April 2024

20/1 Eardley Street, Bruce, ACT 2617

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



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**\$549,000+**

Looking for a spacious and conveniently located apartment in Canberra? Look no further than this 3-bedroom ground floor apartment located in the heart of Bruce. Situated in an ultra-convenient position, this apartment is just minutes away from the University of Canberra, Belconnen Town Centre and a short drive to Canberra City. With nearby amenities including the GIO Stadium, CIT, Australian Institute of Sport and Radford College, you'll have everything you need right at your doorstep. The apartment itself boasts 3 generous bedrooms, 2 bathrooms (ensuite + main bathroom), 2 car spaces and spacious open plan living and dining areas, perfect for relaxing or entertaining guests. The functional kitchen features stone surfaces, while all three bedrooms come with built-in robes. The large main bedroom suite is segregated from the other two bedrooms, providing extra privacy and space. The generous 44m<sup>2</sup> courtyard is a real highlight of the property, providing the perfect setting for outdoor entertaining or quiet relaxation. The leafy surrounds of the property make for a peaceful place to call home, yet still so convenient to everything Canberra has to offer. Other features of the property include two reverse cycle heating and cooling systems, double car accommodation and a lockable storage cage within the basement. The apartment is vacant and ready to be occupied immediately. Don't miss out on the opportunity to make this apartment your new home.

Summary of features:

- Located in an ultra-convenient position within Bruce
- Close to University of Canberra, Belconnen Town Centre & a short drive to Canberra City
- Nearby amenities include GIO Stadium, Radford College,
- 3 bedroom ground floor apartment
- 2 bathrooms (ensuite + main bathroom)
- 2 car spaces (tandem) + lockable storage cage
- Spacious open plan living & dining areas
- Functional kitchen with stone surfaces
- Generous bedroom sizes (all with built in robes)
- Large main bedroom suite (segregated from other 2 bedrooms)
- Reverse cycle heating & cooling split system (x2)
- Generous 44m<sup>2</sup> courtyard perfect for entertaining and relaxation
- Timber laminate flooring to living areas and bedrooms
- Selling with vacant possession
- Living area: 107m<sup>2</sup>
- Terrace: 44m<sup>2</sup>
- Built: 2005