

# 20/8 Baudinette Circuit, Bruce, ACT 2617

home by holly

## Apartment For Sale

Thursday, 21 March 2024

20/8 Baudinette Circuit, Bruce, ACT 2617

Bedrooms: 1

Bathrooms: 1

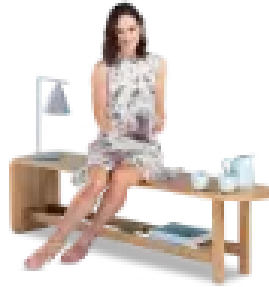
Parkings: 1

Area: 60 m2

Type: Apartment



Sally Strang + Ash Costello  
0491850701



Ash Costello  
0491850701

**\$399,000+**

Light is amplified by the all-white scheme, enhancing the sense of space, creating the ideal canvas for chosen art, collected pieces, indoor plants and greenery. Light and airy, flowing to a private balcony that drinks in afternoon light, the home is an exercise in soothing simplicity. This gorgeous one-bedder has a paired-back minimal appeal and sits adjacent to parklands and reserve. Located in the heart of Bruce, a few moments from the UC, CIT, and Calvary Hospital, this is a wonderful location, whisper close to the dynamic Belconnen Precinct, the bustling inner-north and the CBD. The Verve is a boutique development nestled within landscaped gardens with green communal spaces and a sparkling heated swimming pool. Textural raw brick offsets smooth white rendered walls, with elegant long balconies and flat rooflines creating a striking contemporary appeal. There is a pleasing volume to the open social arena with its clean lines and crisp simplicity. A combo of easy-care ceramic flooring and soft grey carpeting meets chalky white walls. High ceilings and drift to sheltered balcony further the experience of space and flow. Think cosy living and easy entertaining, drifting to balcony side on warm summer evenings. Stone benchtops combine with banks of crisp white cabinetry, creating a place for everything. From the kitchen you can purvey the combined dining and living space and take-in the leafy tree-top views. Sleek stainless-steel appliances take care of business and add to the timeless aesthetic. Glass sliders can be flung open welcoming cooling night-time breezes within the peaceful bedroom. A screen of trees provides a leafy privacy and welcomes nature within, while a panel of louvres allows you to adjust the flow of light. One imagines drifting to balcony, taking in the birdsong, morning coffee in hand, quietly contemplating the day. The adjacent bathroom all elegance, finished in floor to ceiling tiling, with ceramic floors in earthy terracotta adding a touch of warmth. Bruce is a popular suburb, just a few minutes from the dynamic shops, restaurants and cafes of the Belconnen, Dickson, and Braddon precincts. It is an easy walk to various eateries with local favourites including Café Momo for jumbo coffees and Qure for curry night or mini pizzas. Fern Hill Park and Gossman Nature Reserve are nearby and there are plenty of top-grade sporting facilities – AIS, Canberra International Sports and Aquatic Centre and Canberra Stadium. Buses are at your doorstep, and it is a mere 5 kms to the CBD. features..contemporary one-bedroom apartment in the heart of Bruce.part of the boutique Verve development.light and airy with high ceilings.open plan living.drift to balcony from living and bedroom.gorgeous kitchen with banks of crips white storage, stone worktops and stainless-steel appliances.breakfast bar .bedroom with wall of built-in-robex.adjacent bathroom with floor to ceiling tiling.RC air-conditioning.European laundry.double glazing.secure intercom access with swipe card.secure lift access.single secure basement carpark with large storage facility.landscaped gardens and communal areas including BBQ and entertaining area.heated outdoor swimming pool.tenanted on periodic lease.surrounded by parkland and reserve.easy stroll to popular eateries.moments from the Belconnen, Dickson and Braddon precincts.5 kms to the CBD.eer 6.living space 60 sqm balcony 18 sqm .body corp \$1271 per quarter (approx.).rates \$487 per quarter (approx.).land tax \$588 per quarter (approx.).currently tenanted at \$420 per week rent - periodic