

**21/1 Tauss Street, Bruce, ACT 2617**



**Sold Apartment**

Thursday, 10 August 2023

21/1 Tauss Street, Bruce, ACT 2617

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Bree Prince  
0261821802

**\$576,000**

What you see: An oversized top floor apartment with some of the best sunsets in Belconnen. With a separate living and dining area and flow between indoors and out, you'll be hosting the next dinner party before you know it. What we see: Your new dinner party destination. See more: Located on the top floor of the Oakridge Apartments North facing to the front balcony soaking in the morning sun Spacious balcony allowing for the perfect entertaining space or morning coffee Stunning views over the Belconnen Region and Telstra Tower Spectacular sunsets from your balcony Sunlit living room and study nook soaking in the northerly sun Glass stacker doors opening from living to balcony High ceilings throughout offering a sense of space Flexible floorplan Spacious bedrooms both with built in robes Functional kitchen with ample storage space, electric cooking and dishwasher Split system heating and cooling installed in living area and master bedroom Master bedroom complimented with a spacious ensuite and juliet balcony Secure intercom on the ground level to allow access Double brick home allowing peace and quiet Gum tree canopy on the east windows Secure car spaces in basement and storage cage Bruce Ridge nature and bushlands on your doorstep Walking distance to the local favourites Cafe Momo and JoA Korean BBQ Within close proximity to CIT Bruce, Radford College, University of Canberra, Canberra Hospital, GIO Stadium, Westfield Belconnen and more 9 minutes walk to University of Canberra 16 minutes walk to Radford College 4 minutes drive to CIT Bruce 5 minutes drive to Calvary Hospital 7 minutes drive to Westfield Belconnen 8 minutes drive to Lake Ginninderra 15 minutes drive to Black Mountain Total Living: 94m<sup>2</sup> Balcony: 11m<sup>2</sup> Car space: 16m<sup>2</sup> Built: 1994 EER: 3.5 Rates: \$451 p.q Land Tax: \$584 p.q. (approx. applicable only when rented) Rental Appraisal Range: \$580 - \$620 p.w Body Corp Fees: \$1,069 p.q Disclaimer: 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