

22/2 Eardley Street, Bruce, ACT 2617



Unit For Sale

Saturday, 30 September 2023

22/2 Eardley Street, Bruce, ACT 2617

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 92 m2

Type: Unit



Tim Russell
0262411922



Lukas Cole
0432289618

\$399,000+

This opportunity at 22/2 Eardley Street Bruce, makes great dollars and perfect sense. Currently tenanted at \$610 a week unit towards the end of the year. For modern living, convenience, and investment potential, look no further! Presenting an outstanding opportunity for discerning investors, first-time home buyers, or downsizers, this 3-bedroom, 2-bathroom apartment in Bruce is a true gem. Experience single-level open-plan living, designed to maximize space and comfort. The seamless flow between living areas creates a sense of spaciousness that you'll love. Enjoy an abundance of natural light streaming in from the north-facing courtyard, creating a warm and inviting atmosphere throughout the day. Step outside to your own private sanctuary—a generously sized courtyard perfect for outdoor dining, or simply relaxing in the sun. Situated in the heart of Bruce, this apartment offers an outstanding location close to the University of Canberra, Calvary Hospital, and the bustling Belconnen Precinct. Everything you need is just a stone's throw away! Say goodbye to parking woes with a secure, double-car basement garage, providing ample space for your vehicles and storage needs. Looking to call Bruce home? Please speak with Lukas Cole at 0432 289 618 or Tim Russell at 0416 087 834 or Eoin Ryan-Hicks at 0424 042 419 for further information or a private inspection. Features: - Open-plan living- Three bedrooms- Secure basement parking- Vacant- North-facing Courtyard Body Corporate: \$2,390.59 per quarter approx Rates: \$412.71 per quarter approx Land Tax: \$469.79 per quarter approx EER: 4.5 All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.