

23/2 Eardley Street, Bruce, ACT 2617

LUTON

Apartment For Sale

Wednesday, 20 September 2023

23/2 Eardley Street, Bruce, ACT 2617

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 105 m2

Type: Apartment



Harman Bedi
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\$425,000+

Welcome Home to 23/2 Eardley Street, Bruce ! This Large 105 m2 living three bedroom apartment is perfect for first home buyer, big family or great investment opportunity. Newly painted large three-bedroom with North-facing courtyard comes with spacious open-plan living and dining area with access to Bruce shops at door step. Given the space, this living room can easily accommodate a dining table without consuming your personal space. Living area is sure to gratify people who are dismayed by some of the new age designs, whether it's a quiet night while catching up on your favorite television shows or spending time with your relatives and friends. The lounge is light and airy, with glass sliding doors leading to the huge courtyard. The 26m2 approx. big courtyard is ideal for entertaining family friends and guests with heaps of sunlight during the day and perfect barbecue spot during evenings. The fully functioning kitchen with generous storage features stone bench-tops, stainless steel equipment, and sufficient bench and cupboard space, making it ideal cooking space for a family or individuals. Positioned within a complex of 66 apartments, this ground floor apartment provides flexibility with its generous living room and courtyard space. Upon entry new owners will appreciate the sun soaked unit which is courtesy of the northerly aspect captured throughout. The 3 bedrooms are segregated and provides generous space. Bedrooms 2 and 3 are located to the entry of the apartment and could easily accommodate a king size bed if required. Featuring built in robes, the bedrooms capture the natural light and comes with window furnishings. The master bedroom is located to the rear of the apartment and will be sure to please new owners who appreciate large sized bedroom. The master has generous built in robes providing additional space for the season's attire. The ensuite features floor to ceiling tiling. The second bathroom is a welcomed addition and conveniently services bedrooms 2 and 3. Similarly, the second bathroom also features floor to ceiling tiles which does certainly adds to aesthetics. 2 car spaces are side by side with heaps of storage built next to it. With its rental assessment of \$ 650- \$ 700 per week, its easy to rent due to its close proximity to the AIS, University of Canberra, and nature reserves with calm walking trails are all within walking distance in the coveted Bruce neighborhood. Calvary Hospital, Lake Ginninderra, and Belconnen Town Centre are all close by and the city is only a 10-minute drive away. Enjoy the luxury and convenient life style with famous Korean BBQ and Chinese restaurants within 3 mins walk distance. Famous Momo Cafe and Convenient store just to name a few. High in demand- Inspection is highly recommended as Opportunities like this don't last long! Property Numbers: (approx.) • EER: 5.0 • Living: 105M2 • Balcony: 26M2 approx. • Rates: \$491.25 per quarter • Land Tax: \$490 per quarter (applicable If rented)