

**28/21 Battye Street, Bruce, ACT 2617**



**Apartment For Sale**

Wednesday, 15 May 2024

28/21 Battye Street, Bruce, ACT 2617

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Quinten Hodgkinson  
0412381102

**\$ 349,000 +**

Stylish one bedroom apartment in the ever popular "Proximity" complex in the heart of Bruce. Ideal first floor location with Northern aspect. Spacious sun-filled living area, functional kitchen with premium appliances. Oversize bedroom with BIR. Low density complex with large green open area and basement garage with storage. Premium location metres from CIT, Canberra Stadium, Calvary Hospital and Belconnen Town Centre. Further features include: - First floor location in "Walk up section" - Private balcony - Dishwasher - Washer and Dryer - Unit Plan - 3151 Signature Strata - Excellent tenant @ \$400 pw - Ideal first home or investment - Premium location in Inner Belconnen - Rates: \$386 qtr - Land Tax: \$457.49 qtr - Body corp: \$909 qtr - Water: \$186 qtr - EER - 6.0 Quinten Hodgkinson on 0412 381 102 or [qh@hodgkinsonrealestate.com.au](mailto:qh@hodgkinsonrealestate.com.au)