

**28/8 Baudinette Circuit, Bruce, ACT 2617**

**MARQ**

**Apartment For Sale**

Wednesday, 22 May 2024

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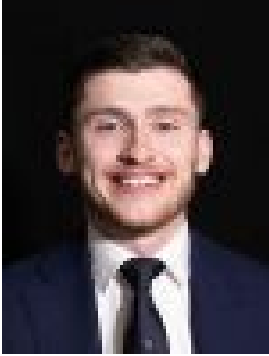
**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 77 m2**

**Type: Apartment**



Sam Taylor

0261238000

**\$388,000+**

Embrace modern living in this stunning apartment featuring a large kitchen with ample storage, generous bench space, and sleek, modern appliances. The open-plan living area, with its taller ceilings, creates a spacious feel and flows effortlessly onto a covered balcony equipped with sliding privacy louvres. The primary bedroom boasts a built-in robe and access to the private balcony. The stylish bathroom boasts floor-to-ceiling tiles, wall-hung vanity, semi-frameless shower, and a European-style laundry. Nestled among the trees on Level 3, this apartment bathes in the warmth of the afternoon sun. Apart of the well designed VERVE development, featuring a beautiful outdoor pool, an entertainment BBQ area, extensive gardens and greenery, for a peaceful common landscape. Ideally located nearby, the newly opened Bruce IGA, popular cafes, and takeaway. Additionally, it's just minutes from the Belconnen Town Centre, AIS, University of Canberra, Radford College, excellent local transport options, and less than 15 minutes from the City. Large kitchen with plenty of storage, bench space and modern appliances Open plan living area, with slightly taller ceilings providing a sense of space Flowing nicely out to the covered balcony with sliding privacy louvres Primary bedroom with mirror sliding built-in-robe, and access to private balcony Bathroom with floor to ceiling tiles, wall hung vanity, semi-frameless shower and European style laundry Wall mounted reverse cycle air conditioner for heating and cooling, ample linen storage throughout Situated amongst the trees on Level 3 with afternoon sun Secure basement carpark with a storage cage Living Size 60sqm, Balcony Size 17sqm Body Corporate \$1,287pq approx.