

**304/9 Watkin Street, Bruce, ACT 2617**



**Sold Unit**

Saturday, 17 February 2024

304/9 Watkin Street, Bruce, ACT 2617

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 85 m2**

**Type: Unit**



Josh Yewdall  
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Jordan Smith  
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**\$541,000**

A truly unique offering in one of the most in demand suburbs across Canberra. This beautiful two bedroom home offers the ultimate in spacious living in the heart of Bruce. Situated on the third floor of the Vantage Development on Watkin Street in Bruce, the home offers a large open plan living and dining space big enough for a dedicated dining area and lounge separation. The kitchen has a stunning oversized stone island bench - great for food preparation and entertaining. High quality electric oven and stovetop along with dishwasher and vast amounts of storage space. There are two bathrooms featured which are equipped with floor to ceiling tiles, large showers and also a European laundry providing the ultimate in convenience and accessibility. The two generous sized bedrooms have mirrored BIR, great natural light and reverse cycle A/C in the master bedroom. The rooms have good separation making it perfect for a rental situation for privacy. One of the many standout features of this property is its aspect and views off the balcony. A north facing, great sized wrap around balcony with access from master bedroom and main living space. Enjoy the convenient lift access to your secure car spaces (x2) with ample storage underground. And when during the warmer months, make the most of the beautiful inground outdoor pool for entertaining along with the BBQ facilities all at your fingertips in this well-equipped complex. Conveniently located within walking distance from the UC, AIS, CIT, Calvary Hospital, CISAC, Radford College, and just steps from the upcoming Bruce precinct with shopping, cafes, and more! This property is just 6km from the city, minutes from Westfield Belconnen and even has a bus stop right outside the door. 304/9 Watkin Street ticks all the boxes for both owner-occupiers and investors.\* 85sqm living + 13sqm balcony\* EER 5.5\* Two spacious bedrooms with BIR\* Two bathrooms with floor to ceiling tiles, large showers and ensuite in the master bedroom\* Neutral colour scheme throughout\* Open plan light-filled living and dining area\* Reverse cycle AC/Heating with additional unit in master bedroom\* Blockout curtains\* European laundry with large lined cupboard space at entry\* Balcony with a beautiful view to the North\* Modern kitchen with stone benchtops, and electric appliances\* Intercom access with lift\* Secure carparking with ample storage\* Inground outdoor pool and BBQ in complex\* High-growth suburb with the new Bruce precinct being completed this year\* Short walk to Radford College, UC, Calvary AIS and Westfield Belconnen. Short drive to City Centre and Much more! Rates: \$1,847pa (approx.) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra