

# 31/8 Baudinette Circuit, Bruce, ACT 2617

home by holly

## Sold Apartment

Sunday, 5 November 2023

31/8 Baudinette Circuit, Bruce, ACT 2617

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 83 m2

Type: Apartment



Rick Meir

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**\$585,000**

#soldbyrick+tina \$585,000 This exquisite apartment is truly something special. Boasting an exceptional location close to hospitals, shops, event venues, recreational options as well as schools and universities, your lifestyle needs are well catered to. Enviably positioned on the 3rd floor, tucked away from the lifts, step inside to be greeted by an abundance of natural light pouring in through expansive windows, highlighting a beautiful open-plan living area and immaculate presentation. An attractive modern kitchen, overlooks two large and impressive balconies, showcasing a choice of appealing spaces to relax, unwind or entertain whilst taking in the views. Retreat to your tranquil master bedroom, that boasts ensuite bathroom, generous built-in wardrobe, and the added comfort of split-system air-conditioning. With direct access to a balcony, you can savour your morning coffee and enjoy the fresh air. Cleverly designed with both form and function in mind, the apartment features ample storage throughout, space saving European laundry with dryer, second bedroom with built-in wardrobe, serviced by the main bathroom. You'll also appreciate the convenience of two undercover car spaces with storage cages, ensuring that your belongings are perfectly organised. If you are seeking convenience, comfort, style and seamless indoor outdoor living, we look forward to introducing you to your new home.

features: .two large and impressive balconies .light-filled open plan living .modern kitchen with dishwasher .third floor position at the end of the hall away from the lifts .master bedroom with ensuite, built-in wardrobe and direct access to balcony .second bedroom with built-in wardrobe .european laundry with dryer .split-system air-conditioning .ample cupboard space .two side by side basement car spaces .two storage cages in basement .complex features pool and bbq area .fabulous location near hospitals, shops, event venues, sport and recreational options, schools, universities and more.

details (all approximate): building A, level 3 living area: 83m<sup>2</sup> first balcony: 31m<sup>2</sup> 2nd balcony: 27m<sup>2</sup> storage cages: 1.7m<sup>2</sup> each body corp: \$1572 per quarter rates: \$516 per quarter land tax: \$633 per quarter note: land tax only applicable if not your primary residence