

# 4/21 Battye Street, Bruce, ACT 2617



## Sold Apartment

Friday, 3 November 2023

4/21 Battye Street, Bruce, ACT 2617

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 129 m2

Type: Apartment



Trenton Morrissey

**\$445,000**

Be surprised with this dual-purpose apartment's spacious design – the largest in Proximity! Located on the ground floor, this apartment features Commercial and Residential approved usage, two large courtyards totalling 52m<sup>2</sup> and soaring high ceilings throughout. With brand new carpet and fresh internal paint, the property consists of two bedrooms both with built in robes with the main bedroom featuring glass French doors opening out to a semi covered tiled courtyard. The living area is north facing opening out to the second tiled courtyard perfect for entertaining. The spacious kitchen with impressive storage capacity includes stainless steel dishwasher, oven, electric cooktop and range hood. An attractive study nook with built in desk is neatly located at the entrance. The apartment is finished with split system air-conditioning and a secure undercover carpark with storage cage. With public transport at your doorstep and ideally located close to the lifestyle centre of Belconnen, the AIS and GIO Stadium, University of Canberra, North Canberra Hospital (formerly Calvary), and the commercial hub of Proximity, an inspection is highly recommended. Property features include:

- Commercial and Residential approved usage
- Freshly painted throughout
- Brand new carpet
- High ceilings throughout
- North orientation with EER of 5.0
- Two large courtyards
- Generous kitchen with large benchtop, pantry, dishwasher, oven, cooktop and range hood.
- Two bedrooms with built in robes
- Daikin split system air conditioning and heating
- Basement carpark and storage cage
- Combined bathroom and laundry with dryer
- Offered with vacant possession
- No combustible cladding at Proximity
- Largest size floor plan in Proximity

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