

# 48/8 Baudinette Circuit, Bruce, ACT 2617



## Sold Unit

Friday, 26 January 2024

48/8 Baudinette Circuit, Bruce, ACT 2617

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 60 m2**

**Type: Unit**



Josh Yewdall  
0430213909



Jordan Smith  
0477267694

**\$420,000**

Situated in the well designed VERVE Development in Bruce, this one bedroom + one bathroom apartment is perfect for your first home, investment or if you're looking to downsize. This home is set on the ground floor and has a beautiful private courtyard area that wraps around the apartment. Inside this gorgeous home is an open plan style layout with great space for a dedicated living/lounge area that flows well into the kitchen. The kitchen provides a stunning stone benchtop with electric oven, cook top, rangehood and dishwasher. Gorgeous spacious feel main bedroom with BIR and plenty of natural light that is directly opposite the modern styled bathroom which features beautiful floor to ceiling tiling and oversized shower. The development itself is fantastic with a beautiful outdoor pool and entertainment area, an abundance of garden and greenery to embrace and a secure underground car park and large storage cage to utilise. Just down the road you are spoilt with the new Bruce shops just about to finish and open up featuring grocery shopping, cafes and more! Plus minutes away from AIS, University of Canberra, Radford College, great local transport and less than 15mins to the City. \* Fantastic VERVE development \* 1 Bed /1 Bath / 1 Car\* Approx 60sqm of Living \* Ground floor with large private courtyard\* Corner unit that has no neighbouring walls with other units\* Potential investment opportunity with tenant already in place\* Lift access to apartment and garage\* European laundry with additional shelving\* Abundance of storage in the kitchen and bedroom\* Split system air conditioner\* Kitchen featuring stone benchtops, electric oven, cook top, rangehood and dishwasher\* Minutes from the new Bruce shops being built on Thynne Street\* Close to UC, Radford College, Calvary Hospital, AIS, Westfield Belconnen and local shops and transport options. Strata: \$1,265pq (approx.) Rates: \$477pq (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.