

**501/1 Watkin Street, Bruce, ACT 2617**



**Apartment For Sale**

Friday, 14 June 2024

501/1 Watkin Street, Bruce, ACT 2617

**Bedrooms: 1**

**Bathrooms: 1**

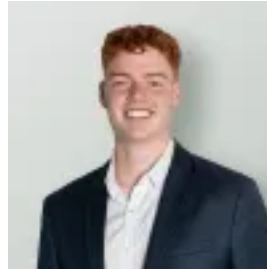
**Parkings: 1**

**Area: 68 m2**

**Type: Apartment**



Josh Yewdall  
0430213909



Jordan Smith  
0477267694

**\$439,000+**

Situated on the top floor of the Vantage Development, 501/1 Watkin Street offers an exceptional living experience complemented by convenience and comfort. This beautiful residence is a perfect blend of modern aesthetics and practical functionality, making it an ideal choice for first home buyers, downsizers, or investors! Upon entering this stunning home, you are immediately greeted by the expansive open living space sundrenched in natural light. The floors feature gorgeous hybrid timber floors ideal for low maintenance. The living area, equipped with reverse cycle heating and cooling, ensures a comfortable environment throughout the year, allowing residents to enjoy optimal indoor conditions regardless of the season. With seamless flow from the open living area is the modern styled kitchen, which showcases careful attention to detail and high-quality finishes. Equipped with all electrical appliances, this kitchen is a culinary enthusiast's dream, offering both functionality and style. The waterfall stone benchtop provides a great preparation space perfect for having friends and family over. The property features a well-appointed bedroom, where the plush carpeted floors add a layer of warmth and comfort. The built-in robe offers ample storage space, ensuring a clutter-free living environment. Adjacent to the bedroom, an additional study space provides the perfect setting for a home office or a quiet reading nook. The single bathroom is equipped with floor to ceiling tiles, a large shower, and also a European styled laundry providing the ultimate in convenience and accessibility without compromising on space. A private balcony extends the living space outdoors, providing a serene retreat for relaxation or casual entertaining. Whether enjoying a morning coffee or unwinding after a long day, this outdoor area offers a peaceful refuge. 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 7km from the city, minutes from Westfield Belconnen, and even has a bus stop right outside the door. 501/1 Watkin Street ticks all the boxes for both owner-occupiers and investors. Features: \* 68sqm living + balcony \* EER 6.0 \* North/West facing aspect \* Spacious bedroom with BIR \* Additional study room \* Bathroom with floor to ceiling tiles and large shower \* Neutral colour scheme throughout \* Open plan light-filled living and dining area \* Hybrid timber flooring \* Reverse cycle AC/Heating \* European laundry with additional linen storage \* Top floor unit with undisturbed view \* 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 \* Short walk to Radford College, UC, Calvary AIS and Westfield Belconnen. Short drive to City Centre and Much more! Strata: \$1,215pq (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.