

501/9 Watkin Street, Bruce, ACT 2617

Apartment For Sale

Monday, 18 March 2024

Canberry.

Live Where You Love

501/9 Watkin Street, Bruce, ACT 2617

Bedrooms: 1

Bathrooms: 1

Parkings: 2

Area: 64 m2

Type: Apartment



Melissa MartinSmith
0412765198

Offers Over \$415,000

Welcome to 501/9 Watkin Street, Bruce. Elevate your lifestyle in this contemporary and very comfortable oversized top-floor apartment. Step inside and be pleasantly surprised. Thoughtfully designed, what you will love is a generous sized living and dining area with an added study nook, and the luxury of a spacious kitchen with quality appliances, stone benches and ample cupboard space, perfect for entertaining, or a lazy Sunday morning breakfast. With access from both the living room and bedroom is a full-length balcony with moveable screen that offers a lovely local outlook. Retreat to the spacious bedroom with built-in robes for relaxation, whilst a very stylish bathroom includes full height tiling with feature tiles, quality vanity, additional storage, toilet and large shower. A European-styled laundry is also included and underground secure car park with a storage cage. 'Vantage' complex is well-maintained and provides a great lifestyle with a pool and BBQ facilities in the complex, is located in the heart of Bruce, within close proximity to North Canberra Hospital, University of Canberra, Radford College, Australian Institute of Sport, Westfield Belconnen and only a 12-minute drive to Canberra City. Whether buying your first home or downsizing experience elevated living in every aspect of this exceptional apartment. For the savvy investor this apartment has a rental appraisal of \$450-\$470 per week. At a glance.....

- Oversized top-floor 1 bedroom 1 bathroom apartment
- Open plan living and dining flows to full length balcony
- Added study nook with desk and shelving
- Spacious kitchen with quality appliances, stone benches and ample cupboard space
- Generous bathroom with floor to ceiling tiles, large shower, quality vanity, toilet and extra storage
- European Laundry with bi-fold doors
- Intercom Access
- 'Vantage' complex offers BBQ facilities and swimming pool

Property Facts

- Built: 2010
- EER: 6.0
- Living: 64m² (approx.) not including balcony
- Location in Complex: Top Floor with local outlook
- Garage: Secure carparking space with storage cage
- NBN Fibre to the Building (FTTB)
- Heating and Cooling: Split System
- Rates: \$434.00 per quarter (approx.)
- Land Tax: \$529.67 per quarter (approx.) if rented out
- Strata Fees: \$792.64 per quarter (Admin Fund) \$378.66 per quarter (Sinking Fund)
- Rental Appraisal - \$450-470 per week

Love the Location.....

- North Canberra Hospital - 2 minute drive
- North Canberra Hospital - 13 minute walk
- AIS - 2 minute drive
- AIS - 9 minute walk
- University of Canberra - 3 minute drive
- University of Canberra - 20 minute walk
- Westfield Belconnen - 6 minute drive
- Canberra City - 10 minute drive
- Radford College - 3 minute drive
- Radford College - 11 minute walk

Disclaimer: The material and information contained within this marketing is for general information purposes only. Canberra Properties does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.