

**502/1 Watkin Street, Bruce, ACT 2617**



**Sold Apartment**

Monday, 14 August 2023

502/1 Watkin Street, Bruce, ACT 2617

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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**\$438,000**

Discover the epitome of contemporary living in the sought-after "Vantage" development with this stunning top-level apartment. Embrace the luxury of space with a massive internal area of 71m<sup>2</sup>, offering a spacious bedroom with built-in robes, a study nook and an expansive living area. The upgraded open plan kitchen boasts elegance and functionality, featuring a skylight, a large stone benchtop, electric cooktop, oven, dishwasher, and ample storage for all your culinary delights. The bathroom is beautifully finished with full-height tiling and complete with a European laundry. Step outside to your beautiful balcony with leafy views, creating the perfect oasis for relaxation and entertainment. Perfectly situated within walking distance from UC, Calvary Hospital, CIT, GIO Stadium, CISAC and Radford College and the upcoming Bruce shops. The Perks: • Top floor apartment • Built by Hindmarsh • Large stone benchtops • Skylight in the kitchen • Built-in wardrobes in spacious bedroom • Full-height wall tiling in the bathroom • Additional powder room • Reverse cycle heating/cooling • Beautiful East-facing views • Secure basement parking and storage cage • Lift access • Access to the inground pool in the complex The Numbers: • Living area: 71m<sup>2</sup> • Balcony: 11m<sup>2</sup> • Level: 5 • Body Corporate Levies: \$1,100 p.q (approx.) • Rates: \$418 p.q (approx.) • Build: 2010 • EER: 6 star The Location: • 3.4km to Westfield Belconnen • 1.4km to Calvary Hospital • 2km to University of Canberra • Less than 15 minutes to Canberra CBD