

51/2 Eardley Street, Bruce, ACT 2617



Apartment For Sale

Thursday, 10 August 2023

51/2 Eardley Street, Bruce, ACT 2617

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: Apartment



Nicolas Lecointe

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\$385,000+

Introducing 51/2 Eardley Street, a captivating top-floor apartment in Bruce boasting breathtaking views of Bruce pink lake and lush green scenery. This spacious home offers a comfortable and convenient lifestyle, featuring generous living space, two allocated car spaces, lift access, ample storage, and a large balcony. Step inside to a light-filled living and dining area that seamlessly connects to the balcony, where you can immerse yourself in the tranquillity of the surrounding nature. The stunning vistas of the lake and thriving greenery create a serene ambience that adds to the allure of this remarkable apartment. Ideal for first-home buyers, investors, or downsizers, this residence caters to diverse lifestyles. Embrace the convenience of its location, with nearby shops & local cafes, Cavalry Hospital, CIT Bruce, University of Canberra, and the convenience of a large Westfield centre, all within easy reach. Don't miss this opportunity, come and have a look at the harmonious blend of comfort, convenience, and natural beauty that awaits you at 51/2 Eardley Street in Bruce.

The Owner's Favourite Part: The balcony and its stunning views, providing the perfect retreat to unwind after a long day.

Features include: - Unit built as wheelchair accessible (easy access, wider doorways)- 2 bedrooms top-floor apartment- Large balcony with lake views- 2 secured allocated car spaces + storage- Spacious open living and dining area- Reverse cycle air conditioning system- Intercom system- Nearby shops & local cafes, Cavalry Hospital, CIT Bruce, University of Canberra, and Westfield Belconnen

Particulars (all approx.):- Living Area: 88m²- Balcony: 16m²- Total: 104m²- Strata: \$2,219.83pq- Rates: \$485.95pq- Land Tax (Investors Only): \$580.72pq- Currently tenanted for \$540 per week until December 2024- EER: 6.0