

7/2 Eardley Street, Bruce, ACT 2617

CARTER + CO

Apartment For Sale

Sunday, 13 August 2023

7/2 Eardley Street, Bruce, ACT 2617

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



Sam Howes

0435899461

Offers Over \$350,000

Currently leased at \$520 PW till February 2025 Have there been issues with the complex? yes Is there a plan in place to have the issues been resolved? yes Are there upcoming special levies? yes Including the upcoming special levies are you able to secure a 2 bed, 2 bath, 2 car apartment with 88m² of living and two balconies for under \$400K? yes Is the body corporate fee of \$2,248 per quarter correct? yes Is the rental vs purchase price very healthy? yes Well-appointed 2-bedroom apartment with dual balconies in the heart of Bruce. Positioned on the top floor this apartment is filled with natural light. Featuring two bedrooms, two bathrooms and two secure car spaces. Embrace the luxury of outdoor living with two private balconies – one facing north to bask in the sun's warmth and the other offering a serene view of the surroundings. Large kitchen seamlessly connects the open plan living and dining areas. The master bedroom features a walk in robe that flows through to the ensuite, bedroom 2 comes equipped with built in robe. Situated in the highly desirable suburb of Bruce, you'll have access to an array of amenities, including shopping centers, cafes, restaurants, recreational parks, and excellent schools. Additionally, the proximity to public transportation and major roadways ensures easy connectivity to the wider city. Features: + 2 Bedroom | 2 Bathroom | 2 Car parks | 2 Balconies + Northly aspect with cross ventilation + Dual balconies + Top floor + Additional storage + Segregated living and dining + Master bedroom with WIR and ensuite + Large kitchen with breakfast bar Statistics: Internal: 88m² Balconies: 25m² Rental appraisal: \$500 - \$550 per week Body corporate: \$2,248 per quarter Land rates: \$464 per quarter Land tax: \$544 per quarter All figures above are approximate.