

7/21 Battye Street, Bruce, ACT 2617

House For Sale

Wednesday, 12 June 2024



7/21 Battye Street, Bruce, ACT 2617

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 77 m2

Type: House



Tony Yip

0261339990

\$440,000 +

This quality two-bedroom apartment with lift access offers all you need whilst being nestled in the heart of enviable Bruce. The seamless floor plan is ideal for first home buyers, downsizers and investors wanting to add to their property portfolio. The open-plan living space boasts comfort and plenty of natural light, enhanced by the north facing balcony. Convenience is at the forefront with features like lift access, built-in robes to both bedrooms, reverse cycle air conditioning to the living, laundry with a new dryer, new carpet to both bedrooms, extra linen and cupboard space throughout and a dedicated car space. Its prime location is just steps away from the University of Canberra, Calvary Hospital, and the sports haven of AIS and surrounding nature reserves. The vibrant Belconnen Town Centre is within arm's reach, offering an abundance of dining and shopping options. And for the urbanite, Canberra City's entertainment and culture are a mere short drive away. Quality features of the apartment include: 2 bedroom apartment Lift access Open plan living and dining area Natural northerly light throughout Built-in robes to both bedrooms Kitchen with stainless steel appliances (including new oven) and ample storage Reverse cycle air conditioning to the living & master bedroom Laundry with dryer Large balcony Car space Storage Prime location

The Numbers (approx.):

- Living area: 69m²
- Balcony 8m²
- Level 1
- EER: 6 stars
- Age: 17 years (Built 2007)
- Strata levies: \$1,254.39 p.q
- General rates: \$406 p.q
- Water & sewerage rates: \$186.77 p.q
- Land tax (investors only): \$486.85 p.q
- 159 units in total
- Builder was Village Building Co
- Leased: \$480 per week on a month by month basis

'The Proximity' development includes:

- NBN - Fibre to the building
- Pets welcome (subject to body corporate notification & approval)
- Walking distance to the AIS, GIO Stadium, Calvary Hospital, University of Canberra, Radford College, Café Momo and more
- Bus stop nearby
- Strata manager - Signatura Strata - Units plan 3151