

# 70/8 Baudinette Circuit, Bruce, ACT 2617

## Sold Unit

Friday, 11 August 2023

70/8 Baudinette Circuit, Bruce, ACT 2617

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 55 m2**

**Type: Unit**



Matt Peden



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**\$392,500**

Discover the perfect blend of style & location in this superbly located 1-bedroom apartment at the sought-after Verve complex. Unwind after a long day in the spacious living area that seamlessly connects to a large balcony offering breathtaking tree-top views & glimpses of the iconic Telstra Tower. Indulge in a chef's dream kitchen! Complete with stone benchtops, stainless steel appliances, a dishwasher & a modern subway tile splashback. The kitchen combines functionality & style seamlessly. Prepare meals with ease & enjoy the perfect space to unleash your culinary creativity. Discover the epitome of comfort & style in the main bedroom which features spacious built-in robes, adjoining bathroom adorned with floor-to-ceiling tiles & direct access to the oversized balcony. Immerse yourself in the serene ambience as you step out onto the balcony, embracing the perfect blend of indoor & outdoor living. Additional features include reverse cycle air conditioning, generous cupboard storage throughout & the convenience of a secure basement carpark with a storage cage. Residents can enjoy the complex's outdoor swimming pool offering a refreshing oasis during hot summer days. The pool area also features a BBQ area ideal for hosting gatherings & enjoying outdoor dining in a picturesque & relaxed setting. Conveniently located near GIO Stadium, the University of Canberra & the Australian Institute of Sport (AIS). It's also just a short distance from Westfield Belconnen, Jamison Centre, Calvary Public Hospital & the Bruce Campus of the Canberra Institute of Technology. Don't miss out on this amazing opportunity to own a stunning apartment with a spacious open-plan layout, modern finishes & a balcony that offers breathtaking views!

Features: Open plan living: 55m<sup>2</sup>. Balcony with tree-top views: 18m<sup>2</sup> Reverse cycle air-conditioning Modern kitchen with stylish stone benchtops Elegant floor-to-ceiling tiling in the bathroom Plenty of storage throughout Intercom & Lift Access Secure Basement carpark Storage cage Essentials: Approximations EER: 6 Living: 55m<sup>2</sup> Balcony: 18m<sup>2</sup> Rates: \$1907 per annum Land tax: \$2,271 per annum (investors only) Strata: \$1265 per quarter Rental Estimate: \$430-\$460 per week