

8/8 Baudinette Circuit, Bruce, ACT 2617



Apartment For Sale

Wednesday, 7 February 2024

8/8 Baudinette Circuit, Bruce, ACT 2617

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 94 m2

Type: Apartment



Sam Buchanan

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Offers over \$400,000

The largest 1 bedroom plan in the building combined with a direct northerly aspect, this light & sunny apartment captures views over established gum trees and is an apartment that you can easily call home. This apartment has a large 23m² wrap around balcony, perfect for a BBQ & outdoor setting for entertaining family & friends while extending the already MASSIVE 71m² internal space. You will appreciate the high-quality inclusions & level of finish plus location convenience so close to the AIS, Radford College, University of Canberra, Belconnen Town Centre & City. Residents can make use of the facilities at Verve with in ground heated pool & barbeque entertaining area, perfect during these warm summer months. Figures (approx): - Living area: 71sqm - Balcony area: 23sqm - Strata (admin + sinking fund) \$5,148pa - Year of construction: 2012 - EER: 6 stars Features: - High ceilings with floor-to-ceiling sliding doors - Reverse-cycle heating & cooling - Stone kitchen benchtops - Blanco stainless steel appliances - Stone bathroom vanity tops - Laundry wall mounted Fisher & Paykel dryer - Full height bathroom tiling - Instant hot water service - High speed Cat-5 cabling - Pre cabled for Pay TV Development features: - Lift access to the apartment & basement - Outdoor residents heated pool & BBQ - Landscaped common recreational areas - Voice intercom & keypad entry for guests - Restricted access basement garaging Location (according to Google Maps): - 270m to bus stops and major bus route on Haydon Drive - 300m to F45 Training Belconnen - 350m to Childcare centre - 350m to Café Momo - 500m to Radford College - 850m to University of Canberra - 550m to CIT Bruce - 1.1km to Calvary Hospital - 1.2km to the AIS and GIO Stadium - 1.9km to Belconnen Town Centre