

# 83/8 Baudinette Circuit, Bruce, ACT 2617

## Apartment For Rent

Sunday, 13 August 2023

83/8 Baudinette Circuit, Bruce, ACT 2617

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Genevieve Jackson  
0262091555

**\$460 pw**

Enjoy the convenience of living at 'Verve', located on the 4th floor, this apartment ticks all the boxes. Offering you spacious open plan living opening out onto your own balcony, a spacious bedroom, modern appliances & ample storage space. Main features of this apartment include:- Reverse-cycle heating & cooling- Single restricted-access car space & storage cage- High quality Blanco stainless steel appliances, including a dishwasher- Dryer in the laundry- Pre-cabled for Pay TV- Stone bench tops in kitchen & bathroom- 62m<sup>2</sup> of living space- 18m<sup>2</sup> balcony- Pool & barbecue area at the complex- Built-in robe in bedroom & ample cupboards throughout- Energy Efficiency Rating 5.0 Living at 'Verve', you will be in an ideal location, close to the Canberra Stadium, the University of Canberra, CIT, AIS Arena & Calvary Hospital just to name a few. You will also be only moments away from the heart of Belconnen, where you can take full advantage of all the shops, restaurants & cafes, not to mention the huge Westfield shopping centre & the availability of public transport. The information contained herein has been provided by sources we believe are reliable, however we cannot guarantee it, and all interested parties must rely on their own enquiries. In accordance with the Residential Tenancies Act Clause 71AE Process for tenant seeking consent - the tenant must apply, in writing, to the lessor, for the lessors' consent to keep pet/s at this property. The lessor may impose conditions on consent, including but not limited to, the number and type of animals being kept, and any cost involved for rectification required as a result of the animal. The property does not comply with the minimum ceiling insulation standard. Available early August 2023