

9/21 Battye Street, Bruce, ACT 2617



Sold Apartment

Saturday, 30 September 2023

9/21 Battye Street, Bruce, ACT 2617

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Symon Badenoch
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Lucia Marzano
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\$415,000

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 New carpets to both bedrooms 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 Laundry with new dryer North facing balcony Car space Storage Prime location EER: 6.0 Built: 2006 General Rates: \$1,654pa approximately Land Tax: \$1,996pa approximately Strata Levies: \$4,792pa approximately Residence: 72sqm approximately Balcony: 10sqm approximately Car space: 10sqm approximately Storage: 3sqm approximately