

130/8 Baudinette Circuit, Bruce, ACT, 2617

Apartment For Sale

Thursday, 18 July 2024

130/8 Baudinette Circuit, Bruce, ACT, 2617

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Anthony Newton

Executive Style & Space

Blending stylish, modern and low-maintenance living in Bruce with this private, spacious, north-facing modern apartment. This one is a must see!

Thoughtful Design: Discover a light filled open-plan design, boasting a kitchen featuring stone benchtops, ample storage and a stainless steel appliance package including dishwasher. The living area seamlessly extends to an impressively large wrap around balcony, with plenty of space for alfresco dining, which overlooks the pool, providing a flexible and inviting space to relax. Entertaining family and friends becomes a pleasure!

Comfortable Living: A large main bedroom plus the convenience of a separate study, creates an ideal work from home option for busy professionals. Stay cosy year round with reverse cycle heating & cooling - affordable climate control at your fingertips and an impressive 6 star energy rating.

Rental Potential: Bruce has been sought after by busy IT, Health & Education Industry professionals from day one, and this property could make a great addition to your portfolio. Expected to return approximately \$525 per week unfurnished.

Scenic Retreat: A welcoming haven to come home to - positioned for peaceful living, with rolling hills and gum trees surrounding this private Hindmarsh built complex. Conveniently close to Belconnen Town Centre, Westfield, Gungahlin Town Centre, and Civic. Close proximity to the University of Canberra, Bruce CIT, Calvary Hospital, the AIS, and Canberra Stadium makes it an ideal property for professionals or investors seeking a quality product in a desirable central location.

Key Features:

- 1 Bedroom plus Study

- Light-filled open-plan living, dining, and kitchen

- Stone-topped kitchen with quality appliance package

- Private courtyard gardens and swimming pool

- Covered communal barbecue facilities

- EER: 6 Star energy rating

- Walking distance to IGA, parks, bus stop, University of Canberra

- Close CIT, AIS, Calvary Hospital, Bruce Stadium

- Short drive to Belconnen, Gungahlin, Civic

Outgoings:

- Rates - \$2040 p.a. Land Tax - \$2425 p.a. if rented Strata - \$5148 p.a.

Please call Anthony direct additional open times or a convenient private appointment - 0410 601 312.