

54/8 Baudinette Circuit, Bruce, ACT 2617

CARTER + CO

Apartment For Sale

Thursday, 11 July 2024

54/8 Baudinette Circuit, Bruce, ACT 2617

Bedrooms: 1

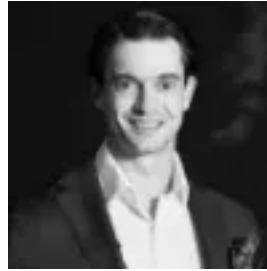
Bathrooms: 1

Parkings: 1

Type: Apartment



James Carter
0413974912



Alistair Morrell
0432669784

\$410,000

The Features You Want To Know!+Large 1 Bedroom secure living+High ceilings throughout +Centrally located to Universities +Walking Distance to AIS and GIO Stadium+Access to swimming pool+Well maintained building+Short walk to supermarket and cafes+Natural Light+6 Star Energy Rating+Large entertainers kitchen with stone island benchtop+Great storage+Northerly Orientation for living and bedroomWhy You Want to Live Here!Discover a modern sanctuary at 54/8 Baudinette Circuit, Bruce, featuring a spacious 1-bedroom layout ideal for secure and comfortable living. With high ceilings enhancing every corner, this apartment is designed to offer a sense of openness and tranquility.The large entertainers kitchen with a stone island benchtop and ample storage is perfect for culinary enthusiasts. Natural light floods the living spaces, creating a warm and inviting atmosphere throughout the day.Located centrally near universities, AIS, and GIO Stadium, this apartment is tailored for students, sports enthusiasts, and professionals alike. Enjoy easy access to a swimming pool, supermarkets, and cafes within walking distance.Seize the opportunity to call 54/8 Baudinette Circuit, Bruce your home and embrace modern living at its finest. Don't miss out – schedule your viewing today!This truly is a must inspect and we look forward to meeting you at our open for inspection. Contact James 0413 974 912 or Alistair 0432 669 784 for your inspection todayThe Statistics You Need To Know!Built 2011EER 6Block 11Section 105Rates \$1,971.84 pa (approx.) Land tax \$2,496 pa (approx..) (if rented)Strata: \$1,251.25 PQ (approx.)Rental Appraisal: \$460 - \$480 per week Balcony 11 m2 (approx.)Living: 60 m2 (approx.)Total living Area 71 m2 (approx.)Garage: 1 Car space and Storage Cage Heating and Cooling: R.C Electric split NBN Fibre to the BasementHWS: Central to the building