

102/8 Baudinette Circuit, Bruce, ACT, 2617

Unit For Sale

Thursday, 3 October 2024



102/8 Baudinette Circuit, Bruce, ACT, 2617

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit



Brett Hayman
0411414624

Modern living with central convenience

Superbly positioned within the sought after Verve complex is this well proportioned 1 bedroom plus study apartment. Situated on the first floor, the apartment offers good size open plan living that flows out to a large balcony.

The well equipped kitchen has stone waterfall bench tops, stainless steel appliances including a dishwasher and good storage. Accommodation is provided by one bedroom with built in robes. Additional storage can be found in the hallway whilst the laundry is separate from the bathroom.

The complex offers a large outdoor swimming pool and BBQ area, perfect for those hot summer evenings. Just moments from the GIO Stadium, Canberra International Sports and Aquatic, The University of Canberra (UC) - The Australian Institute of Sport (AIS) and handy to Westfield Belconnen, the Jamison Centre, Calvary Public Hospital and Bruce Campus of the Canberra Institute of Technology.

With an ideal balance of open plan living, modern finishes and outdoor entertaining, this apartment is a must to inspect this weekend.

Open-plan living that flows to the balcony

Modern kitchen waterfall stone bench top

Main bedroom with built-in robe

Bathroom with floor to ceiling tiling

Secure allocated basement parking

Neutral colour tones throughout

Reverse-cycle heating and cooling

Ideal for first home buyers, downsizers or investors

Located within close proximity to UC, AIS, Belconnen Town Centre and Calvary Hospital

Please note: some images have been virtually styled

EER: 6.0

Rates: \$1,989 pa (approx)

Land Tax: \$2,522 pa (approx)

Living Area: 66m²

Balcony: 14m²

Body Corporate: \$5,077 pa (approx)

Nearby

- [Jamison Centre](#)

- [Calvary Private Hospital](#)

- Australian Institute of Sport

- Belconnen Town Centre

- [Maribyrnong Primary School](#)

- [Canberra High School](#)

- [Lake Ginninderra College](#)