

**136/8 Baudinette Circuit, Bruce, ACT, 2617**



**Unit For Sale**

Thursday, 24 October 2024

136/8 Baudinette Circuit, Bruce, ACT, 2617

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



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## Entertainers delight in the popular Verve complex!

Offering an unbeatable lifestyle in the popular Verve complex, this spacious 2 bedroom apartment offers everything you need right at your doorstep. Located just moments from Radford College, University of Canberra, local shops and public transport, the property is perfect for first home buyers, downsizers or investors alike.

Step inside and be greeted by a light-filled open-plan living area, designed to offer a seamless flow between the indoor and outdoor spaces. The modern kitchen is equipped with stainless steel appliances, ample storage, and a chic stone benchtop, making it the perfect place to prepare meals and entertain guests.

The highlight of this apartment is the huge 38m<sup>2</sup> balcony, offering an incredible outdoor space that's perfect for alfresco dining, entertaining, or simply enjoying the fresh air. Whether you're hosting friends or relaxing with a morning coffee, this expansive outdoor area adds a unique element to apartment living.

Both bedrooms are generously sized, with built-in wardrobes offering plenty of storage space. The apartment features one stylish and well-appointed main bathroom, with a sleek design and modern fixtures for your comfort and convenience.

Additional creature comforts include reverse cycle heating and cooling in the living area, a skylight that floods the space with natural light, and brand new carpet throughout. For added convenience, the apartment comes with secure parking and a storage cage.

Residents of the complex also enjoy access to premium amenities, including a well-maintained gym, a sparkling pool, and beautifully landscaped communal gardens, perfect for relaxation or social gatherings.

### Features:

- Open plan living
- Two generous bedrooms with BIR
- Modern kitchen with electric cooking & dishwasher
- Huge 38m<sup>2</sup> balcony
- Skylight in living further complimenting the space with natural light
- New carpet throughout
- Well appointed main bathroom
- Reverse cycle heating & cooling in living
- European laundry
- Secure car park with storage cage
- Complex features include pool and communal BBQ areas
- Close to Radford College, University of Canberra, local shops and public transport

### Stats:

Living: 66m<sup>2</sup>

Balcony: 38m<sup>2</sup>

EER: 4.0

Rates: \$1,997 pa approx

Land Tax: \$2,535.22 pa approx

Body Corporate: \$1,287pq

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.