

16/101 Kinloch Circuit, Bruce, ACT, 2617



Unit For Sale

Thursday, 22 August 2024

16/101 Kinloch Circuit, Bruce, ACT, 2617

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit



Josh Yewdall
0430213909

Sunfilled top floor abode

Built by renowned developers DOMA in 2012, this beautiful top floor offering in the Kinloch Residences provides a safe, secure and serene atmosphere in a unique home ready to move in.

Tucked away in the Kinloch development, the home is surrounded by leafy green gardens and trees, along with being only minutes from the brand new Bruce shops, AIS, Calvary Hospital, Radford College, University of Canberra, Westfield Belconnen and only 10 mins from the City.

The home itself is a unique opportunity being situated on the top floor with a west facing balcony, you can enjoy relaxing in the afternoon sun or entertaining friends and family as the sun goes down.

Inside the home you have an abundance of quality with a great sized open plan kitchen with gas cooktop, oven, electric oven, dishwasher and range hood. The living/dining area flows beautifully off the kitchen all set over hybrid timber flooring. The single bedroom offers good size, BIRs and additional balcony access. The bathroom has beautiful feature tile in the shower and high quality finishing.

- * West facing top floor unit built in 2012 by DOMA
- * High demand location & development
- * 60sqm internal and 13sqm balcony
- * Open plan layout through living/dining area
- * Open plan kitchen with gas cooktop, electric oven, dishwasher, rangehood and additional island bench
- * Hybrid timber flooring throughout living space
- * Vast amounts of storage
- * Large west facing outdoor balcony
- * Good sized 1 bedroom with BIR and private balcony access
- * Main bathroom with featured tiled shower and high quality finishes
- * Reverse cycle AC + Heating
- * Underground secure car park (x1) and storage cage
- * Plenty of visitor parking + street parking
- * Only minutes to the brand new Bruce shops, AIS, Calvary Hospital, Radford College, University of Canberra, Westfield Belconnen and only 10 mins from the City

Strata: \$876pq (approx.)

Rates: \$2,548pa (approx.)

EER: 6.0

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