

208/1 Watkin St, Bruce, ACT, 2617



Unit For Sale

Thursday, 29 August 2024

208/1 Watkin St, Bruce, ACT, 2617

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit



Jake Battenally
0413313676

Modern Apartment in Superb Location

Discover urban convenience and contemporary charm in this one bedroom apartment located in the desirable 'Vantage' complex in Bruce. This modern, single level residence offers the perfect blend of functionality and style, appealing to both potential homeowners and investors.

Inside, you'll find an inviting open-plan living area and a sleek kitchen equipped with stone benchtops and stainless steel appliances. The covered balcony, complete with privacy shutters, extends your living space outdoors, making it ideal for relaxation or entertaining. The spacious bedroom features built-in robes, and a dedicated study nook provides an additional versatile space.

As a resident of the 'Vantage' complex, you'll have access to excellent communal amenities, including a swimming pool and BBQ area—great for hosting gatherings with friends and family. The apartment's prime location places you minutes away from major destinations like the Australian Institute of Sport, GIO Stadium, University of Canberra, Calvary Hospital, Radford College, Lake Ginninderra, and Westfield Belconnen. For everyday conveniences, Cafe Momo, Plunges, and the Super Convenience store are just around the corner. The City is a quick 10-minute drive.

Features:

- Split system reverse-cycle heating and cooling
- Private 10sqm balcony with sliding shutters
- Secure intercom access for visitors
- Includes a single basement car park and storage space
- On-site visitor parking available
- Enjoy communal facilities like a swimming pool and BBQ area
- Prime location near the City & Belconnen Town Centre
- Positioned on Level 2 with a tranquil outlook
- Expansive 64m² layout, larger than most one-bedroom apartments
- Stylish kitchen featuring stone benchtops, stainless steel appliances, and a dishwasher
- Open-plan living and dining area, plus a study nook with built-in desk
- Spacious bedroom with sliding built-in robes
- Modern bathroom
- Efficient space-saver laundry with dryer

Stats:

- Living: 64sqm
- Balcony: 10sqm
- EER: 6.0
- Rates: \$1,482.41 pa
- Land tax: \$1,885.36 pa
- Body corp: \$1,142.05 pq

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.