

21/2 Eardley Street, Bruce, ACT 2617



Unit For Sale

Saturday, 29 June 2024

21/2 Eardley Street, Bruce, ACT 2617

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit



Lukas Cole
0432289618



Tim Russell
0262411922

By Negotiation

Discover the perfect blend of comfort, convenience, and modern living in this beautifully updated 1 bedroom, 1 bathroom unit located in the heart of Bruce. Whether you're a first-time home buyer or an astute investor, this property offers everything you need and more. Enjoy a generous floor plan with ample natural light, freshly painted walls, updated lighting fixtures, and new flooring that enhances the unit's contemporary appeal. Step outside to a sizable balcony, perfect for relaxing, entertaining, or enjoying your morning coffee. Plus, you'll have the convenience and peace of mind of a dedicated car space. Situated in a prime location, this unit is just a short drive from Calvary Hospital, ensuring quick access to healthcare services. It's also ideal for students or staff of the University of Canberra, with the campus nearby. Enjoy a variety of shopping, dining, and entertainment options at Belconnen Town Centre, all within easy reach. Embrace an active lifestyle with numerous walking trails in the vicinity, and benefit from the proximity to local schools, making it a great choice for small families or future planning. Features:- Large 1-bedroom unit- Lock up garage car spot- Balcony- Updated - New flooring- Updated lights Rates: \$1,777.39 pa approx Land Tax: \$2,143.94 pa approx Body Corporate: \$1,765.23 pq approx EER: 6.0 All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.