

6/8 Baudinette Circuit, Bruce, ACT, 2617



Unit For Sale

Thursday, 17 October 2024

6/8 Baudinette Circuit, Bruce, ACT, 2617

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit

Ground Floor Gem with Spacious Courtyard

Currently tenanted for \$437.81 per week until 7th July 2025, this is an investment opportunity that you don't want to overlook. Located just moments from Radford College, University of Canberra, local shops and public transport, the property is in a highly sought after and convenient location.

The generous ground floor apartment is neat and complete with an open plan living and kitchen area that opens onto the large courtyard. The kitchen is designed for functionality with stone benchtops, ample cupboard space, and a dishwasher. The light filled bedroom features a built-in robe and is complemented by a modern bathroom with a large shower, combined with an integrated laundry that includes a dryer.

The courtyard also features an external gate providing direct access to the common area, making it ideal for easy in-and-out living.

Storage is no issue here, with plenty of space inside the unit and a secure underground car park with a lock-up storage unit. The building offers peace of mind with secure intercom access and lift access to the basement, along with ample visitor parking.

Additional creature comforts include a reverse cycle heating and cooling unit in the living area, and two German-engineered ventilation units (LAROS) in the living area and bedroom, ensuring excellent air quality and energy efficiency.

The complex includes a pool and well-kept communal areas including BBQs, perfect for enjoying the warmer months with friends and family.

Get in touch now to arrange an inspection before you miss out.

Features:

Currently tenanted for \$437.81 per week until 7th July 2025

Open plan kitchen and living

Kitchen with stainless steel appliances including dishwasher

Generous bedroom with built-in robe

Reverse cycle heating and cooling unit

Two German-engineered ventilation units (LAROS) in living & bedroom

European laundry

Double-sized built-in storage at entry

Cat 5 telephone/ internet wiring

Large private courtyard with gate to common area

Secure carpark 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: 70m²

Courtyard: 28m²

EER: 6.0

Body Corporate: \$1,251.25pq

Rates: \$1,980.62pa

Land Tax: \$2,509.57pa

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.