

63/8 Baudinette Circuit, Bruce, ACT, 2617

LUTON

Apartment For Sale

Wednesday, 4 December 2024

63/8 Baudinette Circuit, Bruce, ACT, 2617

Bedrooms: 1

Bathrooms: 1

Type: Apartment



Miriana Cavic
0261763425

Spacious, modern, north facing apartment with leafy outlooks

Positioned on level 2 of the Verve complex, this generously proportioned one bedroom apartment boasts a wonderful flow, a leafy, north facing aspect and plenty of storage. The open plan kitchen, living and dining area is bathed in natural light from floor to ceiling windows. These lead out to a full length balcony that's perfect for both relaxing and entertaining. The kitchen features stainless steel appliances, an island with a waterfall edge stone bench top and plenty of storage, while the full height cupboards by the entrance provide options for additional storage or pantry space. The clever floor plan includes a hallway that separates the bedroom from the bathroom, creating a sense of additional space whilst also allowing for further storage. The bedroom has built-in mirrored robes and direct access to the balcony, a rare feature in this complex, while the generous bathroom features floor to ceiling tiles and a European-style laundry. A secure car spot and storage cage complete the apartment inclusions, while the benefits of living in the Verve complex continue with the outdoor pool, BBQ area, landscaped gardens, plenty of visitor parking. Conveniently located in the heart of Bruce, this apartment is a 5 minute walk to local amenities and just 200m from rapid bus services to the city, Belconnen, Woden, Barton and the airport.

5 things to know:- Spacious one bedroom apartment with plenty of storage- Located on level 2 of the Verve complex with lift access- Large, north-facing balcony with direct access from living and bedroom- Secure car spot and storage cage- 5 minute walk to Bruce IGA and Cafe Momo, 10 minute walk to University of Canberra, Radford College and the AIS, and 200m from rapid bus services to major destinations

Living: 60m²Balcony: 11m²EER: 6.0Rental Estimate: \$410 - \$460 per weekStrata: \$1,269 per quarterRates: \$498 per quarterBuilt: 2012