

402/1 Watkin Street, Bruce, ACT 2617



Sold Unit

Tuesday, 7 January 2025

402/1 Watkin Street, Bruce, ACT 2617

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 71 m2

Type: Unit



Josh Yewdall
0430213909



Jordan Smith

\$445,000

Oversized 1 Bedroom Offering at Vantage A truly unique offering in one of the most in demand suburbs across Canberra. This beautiful home offers the ultimate in spacious living in the heart of Bruce. Situated on the fourth floor of the "Vantage" Development on Watkin Street in Bruce, the home offers a large open plan living/dining space big enough for dedicated dining area and lounge separation. The kitchen has a stunning oversized stone island bench - great for food preparation and entertaining. High quality electric oven and cooktop along with dishwasher and vast amounts of storage space. The bathroom is equipped with floor to ceiling tiles, large shower and European laundry which includes a dryer PLUS an additional powder room near the entry making it a unique offering for a 1 bedroom apartment. The generous sized bedroom has mirrored BIR, balcony access and a handy study nook right outside your door. One of the many standout features of this property is the huge balcony, offering breathtaking 180-degree views across Belconnen with easy access from both the living/dining area and master bedroom. Convenient lift access to your secure car space with ample storage underground. And with summer just around the corner, make the most of the beautiful inground pool for entertaining along with the BBQ facilities all at your fingertips in this well-equipped complex. Conveniently located within walking distance from the UC, AIS, CIT, Calvary Hospital, CISAC, Radford College, and just steps from the new Bruce precinct with shopping, cafes, and more! This property is just 6km from the city, minutes from Westfield Belconnen and even has a bus stop right outside the door. 402/1 Watkin Street ticks all the boxes for both owner-occupiers and investors.

- High demand development + location
- Built by Hindmarsh in 2010
- Large internal living - 71sqm + 11sqm balcony
- East facing aspect
- Open plan kitchen with stone island bench, feature splash back, electric appliances (cooktop, oven, dishwasher and rangehood) + ample storage
- Large living space with enough room for dedicated dining and balcony access
- Great sized main bedroom with mirrored BIRs and private access to balcony
- Beautifully styled bathroom with floor to ceiling tiling, large shower
- Additional powder room towards entry
- Reverse cycle heating/cooling
- Secure basement parking and storage cage
- Lift access
- Access to the inground pool and BBQ area in the development
- Terrific location with only being a short walk to the new Bruce shops, great schooling options in Radford College and UC, AIS and Calvary just around the corner as well as Westfield Belconnen and a short drive to the Canberra City.

Strata: \$1,100pq (approx.) Rates: \$1,809pa (approx.) EER: 6.0 Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.