



103/1 Watkin Street, Bruce

Close to Everything, Comfortable for Everyone

This sun-drenched one-bedroom apartment is filled with natural light, well-maintained finishes, and expansive floor-to-ceiling sliding doors that create a bright and airy atmosphere. Nestled within the leafy surrounds of Bruce's highly regarded Fernhill precinct, this home offers a peaceful setting that still feels vibrant and connected.

The spacious bedroom features a generous walk-in robe, while the open-plan kitchen delights with Blanco stainless steel appliances, electric cooking, ample storage, and sleek stone benchtops that double as a breakfast bar. The bathroom impresses with floor-to-ceiling tiles, and the instant gas hot water system adds everyday convenience. A standout feature is the private courtyard - a tranquil outdoor space with garden beds ready for a lush, green oasis.

Located on the corner of Watkin and Thynne Streets, the Vantage complex offers landscaped communal gardens, a secure heated pool, and a barbecue/entertaining area. Enjoy walking to the University of Canberra, CIT, Radford College, and the AIS, with Belconnen Town Centre just minutes away by car and Bruce Stadium virtually on your doorstep. With superb amenities and a prime location, this property is ideal for homeowners or savvy investors alike.

1 1 1

FOR SALE
\$385,000+

AGENTS

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AGENCY

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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

Internal: 58m²
Courtyard: 26m²
EER: 6 Stars
Rates: \$1,856 per annum (Approx)
Land Tax: \$1,973 per annum (Approx)
Body corporate: \$4,559 per annum (Approx)

Features include:

- High ceilings with floor-to-ceiling sliding doors
- Reverse-cycle heating and cooling
- Stone benchtops in kitchen and bathroom
- Blanco stainless steel appliances
- Full-height bathroom tiling
- Instant gas hot water system
- European-style laundry with wall-mounted Fisher & Paykel dryer
- Built-in study nook, ideal for working from home

What's Nearby (Approx. Distances):

- University of Canberra 0.6 km
- Canberra Institute of Technology (CIT Bruce) 0.8 km
- Australian Institute of Sport (AIS) 1.2 km
- Radford College 1.4 km
- Bruce Stadium (GIO Stadium) 0.5 km
- Belconnen Town Centre 3.0 km
- Calvary Public Hospital 2.5 km
- Belconnen Bus Interchange 3.2 km
- University of Canberra Hospital 2.3 km
- Canberra City (Civic) 9 km

MORE DETAILS

Property ID	2ERJFHK
Property Type	Apartment
EER	6
Including	Ensuite Study Air Conditioning Courtyard

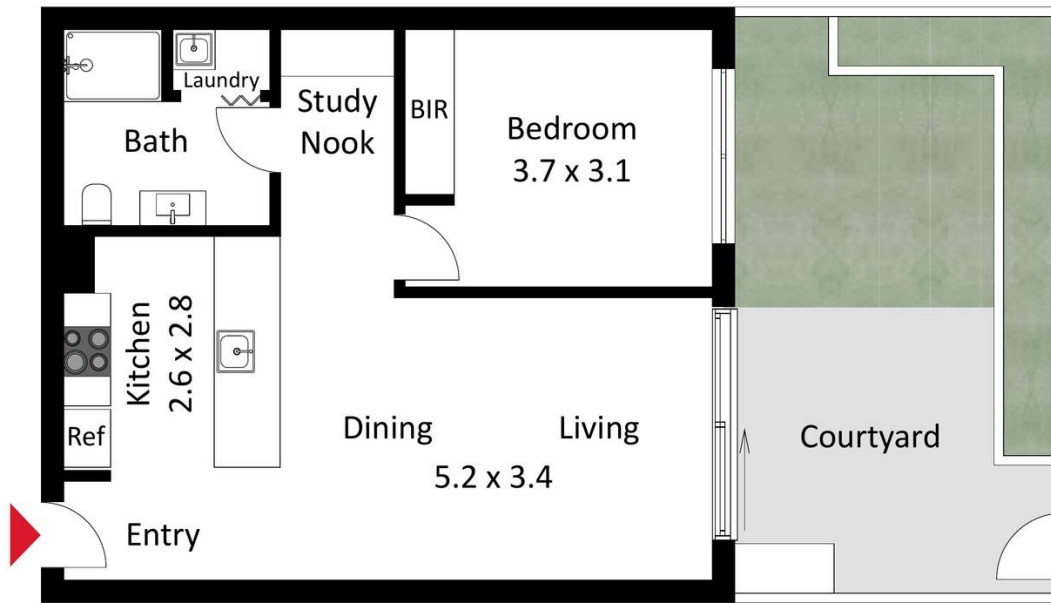
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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