



131/8 Baudinette Circuit, Bruce

Generous Proportions, Peaceful Surroundings

Auction Location: In Rooms - LJ Hooker Canberra City Auction HQ

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Unconditional Offers to Purchase Prior to Auction will be Considered.

Privately positioned within the sought-after Verve development in Bruce, this beautifully maintained two-bedroom apartment offers generous proportions, abundant natural light and a seamless indoor-outdoor lifestyle. With leafy views from every room and two oversized balconies, it's a home suited for effortless everyday living.

The spacious open-plan living and dining area is the heart of the home, filled with natural light through expansive glazing and complemented by a neutral palette that creates a warm, contemporary feel. Sliding doors extend the living space onto the impressive balcony, providing the perfect setting for entertaining, morning coffee or relaxing amongst the surrounding greenery.

The well-appointed kitchen combines functionality with style, featuring

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AUCTION

Wed 7th Oct @ 6:00PM

VIEW

Sat 26th Sep @ 10:45AM - 11:15AM

AGENTS

Ben Jones

0420863351

ben.jones@ljhookerprojects.com.au

AGENCY

LJ Hooker Canberra City

(02) 6249 7700

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.



a large island bench, excellent storage, quality appliances and plenty of preparation space for those who love to cook.

Both bedrooms are generously sized with built-in robes, while both bedrooms enjoy direct access to the second balcony, creating a peaceful retreat with a beautiful leafy outlook. The modern bathroom is finished with full-height tiling, quality fixtures and a spacious walk-in shower.

Whether you're a first home buyer, downsizer or investor, this is an outstanding opportunity to secure a spacious apartment in one of Bruce's most established and convenient communities.

Residents enjoy access to resort-style facilities including a swimming pool, landscaped gardens and BBQ areas, all while being moments from the University of Canberra, AIS, GIO Stadium, Calvary Hospital, local cafés and excellent public transport.

Features:

- Spacious open-plan living and dining area filled with natural light
- Two expansive covered balconies with a peaceful, leafy outlooks
- Excellent indoor-outdoor flow, ideal for entertaining
- Private position within the 'Verve' development
- Two generous bedrooms with built-in wardrobes
- Both bedrooms with direct balcony access
- Large kitchen with stone island bench, ample storage and quality appliances
- Modern bathroom with full-height tiling and spacious walk-in shower
- Reverse-cycle heating and cooling
- European-style laundry
- Secure basement car space with additional storage
- Intercom access and lift convenience
- Vacant and move-in ready

The Numbers:

- Internal living area: 83m²
- Balconies: 27m²
- Total size: 110m²
- Strata levies: \$5,735 p.a.
- General rates: \$2,196 p.a.
- Water & sewerage rates: \$804 p.a.
- Land tax (investors only): \$2,657 p.a.
- Age: 15 years (Built 2011)
- Number of units in the development: 136
- Current balance of admin and sinking funds as of 11/05/2026: \$828,313
- Strata manager LJ Hooker
- Units Plan 3667

Disclaimer:

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Photography Disclaimer: Some images may have been virtually staged to better showcase the true potential of the rooms and spaces in the home. Alternatively, while the property may have been staged for photography, it might be vacant during your inspection.



MORE DETAILS

Property ID	2GDUFHK
Property Type	Apartment
House Size	80 m2
EER	6
Including	Air Conditioning Intercom Pool Balcony Dishwasher Built-in-Robes

Ben Jones 0420863351

ACT & NSW Licensed Agent | ben.jones@ljhookerprojects.com.au

LJ Hooker Canberra City (02) 6249 7700

1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601
canberracity.ljhooker.com.au | sales@ljhcanberracity.com.au



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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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