

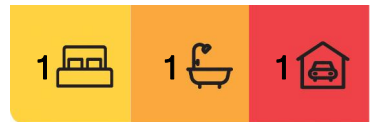
## Bruce, 41/21 Battye Street

This is Well Worth Your Attention!

Tucked away on the peaceful end of Battye Street, you'll find a rare kind of apartment-one that surprises you from the moment you step inside.

This is a light-filled, north-facing 1-bedroom apartment that feels more like a private sanctuary than a typical unit. From the spacious balcony, you're greeted not by buildings or busy roads - but by a lush canopy of greenery that puts on a spectacular show in autumn. Think golden leaves, dappled sunlight, and a sense of calm that's hard to find so close to the city.

Timber pillars subtly separate the open-plan living space, creating a sense of flow while still giving each area its own character. There's a dedicated study nook perfect for students or professionals working from home, and year-round comfort is ensured with reverse cycle heating and cooling.



**For Sale**  
\$340,000+

**View**  
[ljhooker.com.au/1HNKF9U](http://ljhooker.com.au/1HNKF9U)

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EER ★★★★★



**LJ Hooker Kippax**  
**(02) 6255 3888**

**Disclaimer:** 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.

The apartment's interior is finished with a mix of carpet and tiles, and it extends seamlessly onto the balcony-ideal for your morning coffee or a sunset wine with a leafy view. You'll also enjoy the convenience of a secure underground car space with a generous storage unit right beside it, plus loads of visitor parking for friends and family.

Despite being just minutes from the GIO Stadium, you'd never know it. The street remains tranquil, even on game days-like having VIP access without the crowds. The University of Canberra is just five minutes away, ANU a short 10-minute drive, and the Bruce shops with cafes and an IGA are all within walking distance. For more serious shopping, Westfield Belconnen is just down the road. And if you're the outdoorsy type, walking trails wind through the nearby reserves, right at your doorstep.

This is more than an apartment-it's a lifestyle. Whether you're a student, a first-home buyer, or someone seeking a smart investment in a sought-after location, this rare Bruce offering is well worth your attention.

#### WHAT THE OWNER LOVES;

The owner has loved living in this quality-built Proximity complex, which offered peace of mind with its solid structure and a simple, functional layout-complete with all the essentials and room to personalise. To make it feel even more special, they've added thoughtful touches like removable divider walls, a feature wall in the bedroom, and a removable screen on the balcony.

#### THE BRIEF;

- 1 bedroom | 1 bathroom | 1 secure car space with storage
- 46m<sup>2</sup> of internal space (plus spacious north-facing balcony)
- Built in 2007 with stylish design touches throughout
- Bright, open-plan layout with carpet and tiled flooring
- Study nook perfect for work or study from home
- Elegant timber pillars subtly define living zones while maintaining open flow
- Reverse cycle heating and cooling for year-round comfort
- Energy-efficient of 6
- Spacious balcony with lush green views - no neighbouring apartments in sight
- Secure underground parking with storage + abundant visitor parking
- Shared courtyard space for outdoor relaxation

#### THE LIFESTYLE;

- Just 5 minutes from the University of Canberra and a 10-minute drive to ANU
- Walking distance to Bruce shops, cafes, and IGA
- Close to Belconnen Mall for all your shopping needs
- Steps from scenic walking trails and green open spaces
- Enjoy GIO Stadium right nearby - without the crowds or traffic! This apartment offers VIP proximity with none of the hassle.
- Just above the Qure pub for the perfect nighttime drink

Rates: \$1,615 p.a. approx.

Land tax: \$1,976 p.a. approx.

Body Corp: \$1,336 p.q. approx.

EER: 6

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## More About this Property

<b>Property ID</b>	1HNKF9U
<b>Property Type</b>	Apartment
<b>House Size</b>	46 m2
<b>EER</b>	6

### Hannah Green 0422 381 055

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