



8/1 Eardley Street, Bruce

Quality Building, Private Views, Ground Floor and Plenty of Room!

There are plenty of units in Canberra, but none quite like this! With a large living area and terrace that look over serene greenery, you might forget you're living just minutes from the Belconnen Town Centre and the CBD.

Located in the boutique, well-managed and brilliantly located 'Savoy' development, this apartment is a rare offering. All three bedrooms are generously sized and have built-in robes. The main bedroom offers direct terrace access, dedicated air conditioning and an ensuite as well.

The living area is huge, and the open plan allows for a range of configurations, depending on your preferences. The kitchen is also large, boasting an abundance of bench and storage space.

The centrepiece of this home though has to be the huge wrap-around terrace that backs onto parkland and overlooks what the locals refer to as 'pink lake'. A beautiful pond surrounded by walking trails. Having something like this effectively as your backyard is truly rare for the

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FOR SALE
\$599,000+

AGENTS

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AGENCY

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region.

This location is just so convenient, with UC and Radford just across the pond, as well as the Gossan Hill nature reserve. The Belconnen Town centre is just a short bike ride away, and there is so much within easy walking distance, including:

- University of Canberra
- GIO Stadium
- The local shops on Thynne Street
- The AIS
- Multiple parks and playgrounds
- A bus stop right outside the development.

And it's just a very short drive or bus ride to the Belconnen Town Centre or Canberra's CBD.

What's on offer:

- Spacious 3 bedroom apartment
- Corner position
- Large terrace with private outlook
- Reverse cycle air conditioning
- Secure Parking
- Easy access to public transport and local amenities

Strata: \$1,887.40 pq

Rates: \$476.50 pq

Land Tax (if rented): \$612.50 pq

EER: 5.5

MORE DETAILS

Property ID	1HKMNCF92
Property Type	Apartment
House Size	97 m2
EER	5.5

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