



36/21 Battye Street, Bruce

## Light-filled living, effortless appeal, and opportunity wrapped into one.

Perched quietly on the top floor, where the light lingers a little longer and the world feels just that bit removed, 36/21 Battye Street offers a lifestyle of simplicity, comfort, and quiet reward.

This one-bedroom apartment is bright, inviting, and thoughtfully laid out - a space where natural light spills effortlessly through the living area and out onto a generously sized balcony. It's here you'll find yourself starting the day with a coffee in the sun or unwinding in the evening air, high above the everyday.

The kitchen and living zones flow with ease, creating a welcoming heart to the home, while the bedroom provides a peaceful retreat at day's end. It's a home that feels easy to live in, easy to maintain, and easy to love.

Currently leased to excellent tenants, the property presents an immediate income stream for investors seeking a set-and-forget addition to their portfolio. For first home buyers, it's an opportunity to step into the market with confidence - a place to call your own in a

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### FOR SALE

\$315,000+

### VIEW

By Appointment

### AGENTS

Tim Russell  
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Jackson White-Brettell  
0421 479 376  
Jackson.white-brettell@ljhkaleen.com.au

### AGENCY

LJ Hooker Kaleen  
(02) 6241 1922

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location that continues to prove its worth.

Well-positioned and quietly appealing, this is one of those properties that simply makes sense - whether you're starting out, investing smartly, or securing a foothold for the future.

If you're looking to call Bruce home please call Tim Russell 0416087834 or Jackson White-Brettell 0421479376 for further information or a private inspection.

Property Info:

Rates: \$1,793 pa approx

Land Tax: \$2,058 pa approx

Body Corporate:

EER: 5.5

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## MORE DETAILS

Property ID	2H1ZF9Q
Property Type	House
EER	5.5

**Tim Russell 0416 087 834**

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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on, interested parties should make and rely on their own enquiries.

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 **LJ Hooker**