



73/8 Baudinette Circuit, Bruce

Peacefully Positioned, Perfectly Connected

Some apartments simply feel good the moment you step inside.

Perched peacefully at the rear of the building with a prized northerly aspect, this light-filled one-bedroom apartment offers a wonderful sense of space, privacy and calm. Floor-to-ceiling glass draws the sunshine deep into the living areas, while the expansive balcony becomes a natural extension of the home as the perfect place to enjoy your morning coffee, unwind after work or simply sit back with a good book in the afternoon sun.

Designed with everyday living in mind, the open plan layout flows seamlessly from the contemporary kitchen through to the living area and outdoors. Stone benchtops, quality appliances and generous storage make the kitchen as practical as it is stylish, while the spacious bedroom enjoys direct balcony access, mirrored built-in robes and plenty of natural light.

One of the real surprises here is the amount of storage. Multiple internal cupboards, basement storage and secure parking mean everything has its place, making the apartment equally appealing for first home buyers, downsizers or investors looking for a low-

1 1 1

FOR SALE

\$385,000+

VIEW

Sat 25th Jul @ 11:00AM - 11:30AM

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.



maintenance property in a highly convenient location.

Positioned within the sought-after Verve complex, you'll love having cafés, the University of Canberra, the AIS, Calvary Hospital and Lake Ginninderra all just moments away, while Belconnen Town Centre is only minutes from your doorstep.

Whether you're searching for your first home, a Canberra base or an investment in one of Bruce's most convenient locations, this is a home that offers comfort, convenience and a lifestyle that's easy to enjoy.

Features You'll Love

Peacefully positioned at the rear of the building
Desirable north-facing aspect filled with natural sunlight
Spacious open plan living and dining
Large 18m² covered balcony accessible from both the living room and bedroom
Modern kitchen with stone benchtops, dishwasher and quality stainless steel appliances
Spacious bedroom with mirrored built-in robes
Excellent internal storage throughout
Reverse-cycle heating and cooling
Lift access
Secure basement car space with lockable storage enclosure
Intercom access
NBN connected

Life at Verve is about more than just the apartment.

Residents enjoy beautifully maintained common grounds, a heated swimming pool, BBQ facilities and a pet-friendly community (subject to body corporate approval), all within walking distance of local cafés, restaurants, gyms and public transport.

Only minutes from:

Canberra Stadium
University of Canberra
Australian Institute of Sport
Calvary Hospital
Radford College
Lake Ginninderra
Westfield Belconnen
Café Momo, Plunge Café & Florist
F45 Training

The Numbers

Living: 62m²
Balcony: 18m²
Total: 80m²
EER: 6 Stars
Built: 2011
Secure basement parking plus storage enclosure
Rates: \$541 p/q
Land tax: \$649.89 p/q
Strata: \$1356.44 p/q

EER ★★★★★★

MORE DETAILS

Property ID	373SGCY
Property Type	Unit
House Size	62 m2
EER	6
Including	Air Conditioning Pool

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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.