



LJ Hooker



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84/21 Battye Street, Bruce

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Attractive Top Floor Apartment

This is a very attractive choice if you are looking for a no-fuss, beautiful top floor apartment, to live in, or a great investment opportunity.

Boasting an abundance of natural sunshine and a great private balcony for a cosy catchup with friends, this 2-bedroom apartment is ideal with its spacious floorplan. Currently leased until the end of 2025, you can start new beginnings here in 2026, or decide to keep the excellent, neat as a pin current tenants.

FOR SALE
\$430,000

AGENTS

Robert Murphy
0414 734 185
rmurphy@ljhbelconnen.com.au

AGENCY

LJ Hooker Belconnen
(02) 6251 1477

Both choices have excellent results!

Book an inspection now!

Features:

- Large spacious 2 bedroom apartment
- Close to the University of Canberra and Bruce stadium etc.
- North facing balcony
- Secure parking
- Affordable rates, body corporate fees etc.
- Close to public transportation
- Excellent gardens surrounding the complex

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.

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- Property Size: 75sqm | Living Size: 66sqm | Balcony Size: 9sqm
- EER: 6.0
- Rates: \$985 p.a.
- Strata: \$1,800 p.a.
- Land Tax: \$1,693 p.a. (investors only)

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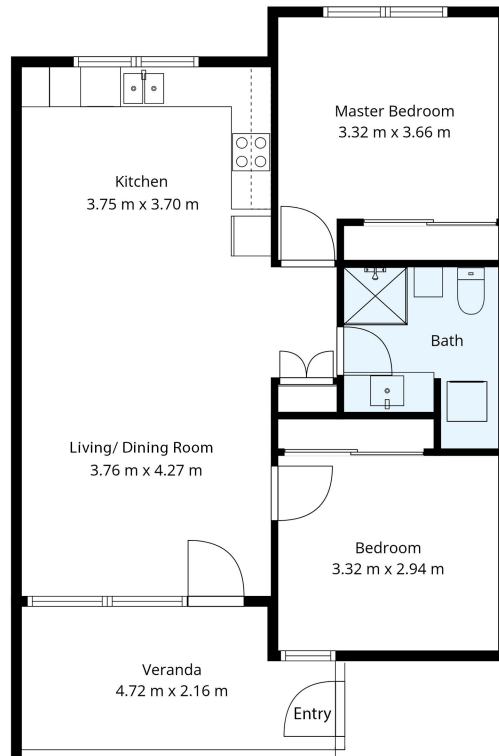
MORE DETAILS

Property ID	HP0KEF8H
Property Type	Unit
House Size	75 m2
EER	6
Including	Balcony Dishwasher Floorboards Built-in-Robes Fully Fenced

Robert Murphy 0414 734 185
 Sales Agent | rmurphy@ljhbelconnen.com.au

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Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.