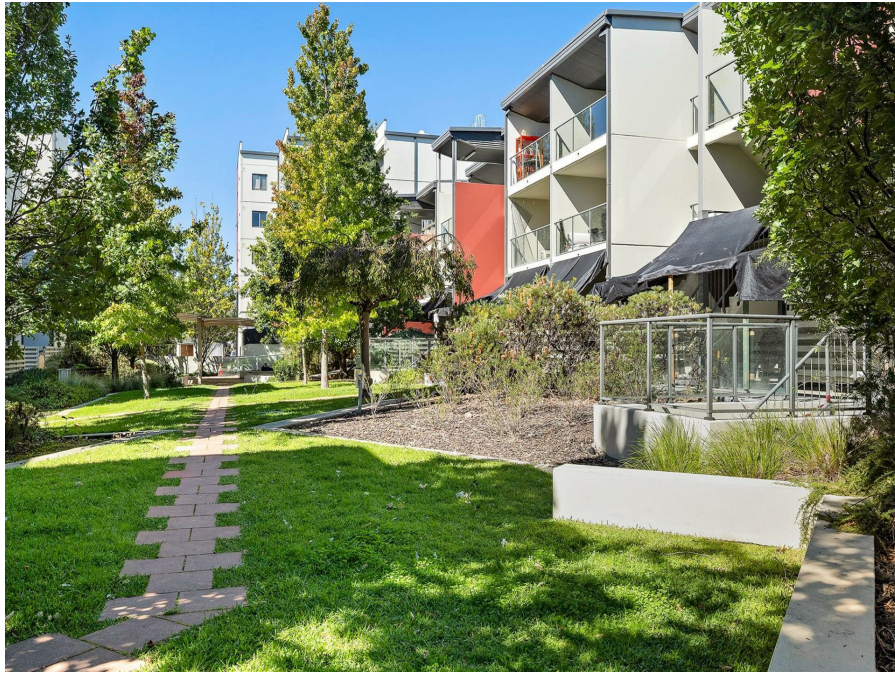


36/21 Battye St, Bruce, ACT 2617

By Negotiation

House 1  1  1 



Light-filled living, effortless appeal, and opportunity wrap

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 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

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.

Listed By

Tim Russell
Phone: (02) 6241 1922
Mobile: 0416 087 834

Tim Russell
Phone: (02) 6241 1922
Mobile: 0416 087 834

Open for Inspection

By Appointment.

