



# FOR SALE

## TWO COURTYARDS. ONE STANDOUT APARTMENT!

So much more than your average ground floor apartment, and it shows from the moment you walk in.

The current owners have poured care into every update, from the sleek kitchen fitted with Miele appliances (plus a moveable island bench that goes where the party goes), to fresh paint and timber-look flooring that gives the whole space a crisp, modern, feel that's beautifully maintained. The wider, "accessible" floorplan means everything just feels easier - more space in the hallway, more room in the bathroom, more breathing room everywhere. But the real standout? Two seriously generous courtyards. One flows straight off the living area for effortless indoor-outdoor living, while the second connects to both bedrooms - private, versatile, and simply something you won't see elsewhere!

Outside Bruce does what Bruce does best - makes life easy. You're moments to Belconnen Town Centre, just down the road from North Canberra Hospital, and a stone's throw from the AIS for laps in the indoor pool and Lake Ginninderra for weekend walks in the sunshine. Coffee or a bite? You've got The Qure casual restaurant a few doors away and Café Momo just around the corner, plus the local convenience store for those last minute essentials. Convenience in every sense of the word!

This one's a rare find, so make sure it's at the top of your list.

### Summary of Features:

- Spacious, Accessible Floorplan
- Two Generous Courtyards, off Living Area & Bedrooms
- Updated Kitchen w/ Double Fridge Cavity & Mobile Island Bench
- Miele Appliances incl. Dishwasher + Induction Cooktop
- 2.7m High Ceilings
- Timber-Look Vinyl Planks to Living Area
- Double Glazed Windows
- Split System AC to Living & Main Bedroom
- Ceiling Fans to Living & Bedrooms
- Updated Bathroom Vanity & Shower Screen

2 BED | 1 BATH | 1 CAR

PRICE:  
Offers Over \$500k

OPEN FOR INSPECTION:  
N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.