

1/11 Fidler Court, Bruce, ACT 2617



Sold Townhouse

Friday, 20 October 2023

1/11 Fidler Court, Bruce, ACT 2617

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 98 m2

Type: Townhouse



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\$689,000

A unique opportunity has come to market with this single level townhome in the heart of Bruce. A complete turn key home ready to welcome in its new owners this spring! Tucked away in the quiet and tranquil Fidler court in Bruce, this upgraded townhome all set over one level offers the best in livability and lifestyle to an abundance of buyer types. The home has a North facing aspect providing all day sun throughout the huge front, side and rear courtyard space which surrounds the home beautifully with flourishing garden beds and landscaping. The size of the courtyard is one of its key differences to anything else in the market, providing a stunning entertainment setting all year round. Upon entry to the home you are greeted with a large open plan living/dining area which flows beautifully into the open plan kitchen. All set over clean low maintenance tiled flooring, the space is perfect for large furniture settings and dedicated areas for lounge and dining. The kitchen is of generous size and is fitted with gas burner cook top, electric oven, rangehood, dishwasher and servery bench top. Terrific storage is also a feature here plus great natural light filling the entire room. Through a sliding door into the hallway you have the two bedrooms positioned on either side of the house making it ideal for a quieter home setting between the rooms. The bedrooms have brand new plush high quality carpet and BIRs. The master bedroom has dual BIRs that bookend the ensuite entry which provides beautiful looked after tiling and good space. The other bathroom is also a great size with tiled flooring and bath included. The large laundry provides additional storage and rear entry to the courtyard. The single car garage has internal access which is great for all seasons with weather conditions and you also have visitor carparks right out front of the home for guests. Location-wise you won't find much better having a beautiful grassed laneway just at the front of the development, local Bruce shops being built which will have shops, cafes, eatery options and more. Terrific schooling options in Radford College and University of Canberra, as well as North Canberra Hospital and Westfield Belconnen just down the road.* High growth location (20%+ suburb growth over the last 3 years - Bruce)* Ideal single level setting - no stairs* Almost 100sqm of living internally* Built in 2001* North facing aspect* Beautiful oversized courtyard surrounding the town home with stunning garden bed and landscaping* Large open plan living/dining area* Great sized and spaced kitchen with gas cook top, electric oven, rangehood, dishwasher and servery bench top* Two great sized bedrooms with nice natural light, BIRs in both and fresh new carpet* Two bathrooms with master bedroom with large ensuite* Oversized laundry with rear courtyard access to clothes line* Ducted gas heating + evaporative cooling* Continuous gas hot water system* Freshly painted throughout the home* 20sqm single car garage* Upgraded and strata approved colour fencing with entry gate* Guest/visitor parking* Body Corporate = \$715 per quarter (approx.)* EER - 4.0* Nearby shops, cafes, great schooling options and local transport* Strata: \$715pq (approx.)* Rates: \$2,486pa (approx.) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.