

1/5 Fidler Court, Bruce, ACT 2617

Sold Townhouse

Saturday, 23 September 2023



1/5 Fidler Court, Bruce, ACT 2617

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Paul Sutton



Robyn Sutton
0409442484

\$820,000

SOLD BY AUCTION. Another Bruce property sold by Paul & Robyn Sutton Properties. We have numerous buyers who have missed out, so please call Paul on 0407 099 175 or Robyn on 0409 442 484 if you are thinking of selling a similar property in this popular area. We do not charge additional costs to auction your property. Our goal is to keep your marketing costs as low as possible, while giving your property cost-effective market exposure, to achieve a great result. Set in one of Belconnen's most elite suburbs, it is easy to see why quality homes in Bruce are selling so quickly. Flawlessly maintained and beautifully presented, this three bedroom ensuite, free-standing home is truly gorgeous. Nestled in a small, tightly held complex of four, the internal attractions include spacious formal living and dining rooms filled with natural sunlight from the two front arch windows finished with quality plantation shutters, matched in style with timber flooring and a neutral colour palette. The gourmet kitchen features stone bench tops, quality appliances, light timber coloured cabinetry and north facing windows. A sundrenched family room with sliding doors opens to a very private and sunny north facing paved entertaining area surrounded by greenery and flowers. Perfect for a morning coffee or summer BBQ. On the property's western edge, segregated from the living areas, is the large master bedroom with a four-door built-in robe and a beautifully appointed ensuite with extra-large shower. The two additional bedrooms are both a generous size with built-in robes. Our current owners have added opaque French doors to the dining area, making it a multi-purpose room and have utilized it as a study and 4th bedroom. There is also a large main bathroom with bathtub and separate toilet. The separate laundry has external access. The 6 star energy rating, ducted reverse cycle air conditioning and electric roller shutters will keep you cool in the summer and warm in the winter. A double garage with internal access and remote roller door provides the car accommodation. Outside is a glorious cottage-style garden, privately sheltered by established conifers along the fence to create a peaceful north-facing haven that's likely to draw you into the sunshine from morning tea until the evening meal. Conveniently located in the heart of Bruce, it is an easy walk to the University of Canberra, Radford College, Bruce Stadium, AIS and the Canberra Stadium. Belconnen Shopping Centre and Canberra's CBD are also at a short drive away. You'll also find it's just a healthy stroll from Canberra International Sports and Aquatic Centre or Emu Bank's popular restaurants along the local walking trails and excellent bike tracks. Single level properties of this quality are a rare offering in this sought after location and this exceptional property should be at the top of your shopping list. Our seller will consider offers prior to auction.

Feature Summary:

- Sundrenched single level 3 bedroom townhouse
- Small private complex of four
- Sought after northerly aspect to the rear
- Beautifully maintained and perfectly presented
- Living room and formal dining room
- Large dining room has been used as a study/4th bedroom
- Plantation shutters in the living room
- Timber flooring (Bamboo) throughout
- All bedrooms have updated timber flooring
- Family room with sliding door to rear courtyard
- Gourmet kitchen with stone bench tops
- Quality Electrolux oven and gas cooktop
- Three bedrooms all with built-in robes
- Large main bathroom with bath and separate wc
- Ensuite with extra-large shower
- Laundry with external access
- External electric shutters for north facing windows
- Double auto garage with internal access
- Secure mesh doors on front, laundry and family room
- Low maintenance easy care gardens
- North facing, private courtyard
- Levies: \$300 per quarter (approx)
- Rates: \$628.68 p/q (approx)
- EER: 6