

1 Paget Street, Bruce, ACT 2617



Sold Townhouse

Friday, 25 August 2023

1 Paget Street, Bruce, ACT 2617

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Townhouse



Symon Badenoch
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\$665,000

Spread across two levels of comfortable living, this 2-bedroom townhouse is sure to impress first home buyers, downsizers, and investors alike. Located in the end position of the complex, this home is the prime choice within the 'Eclipse' complex. Its end position means you can enjoy extra light throughout the home and only one direct neighbour, adding extra privacy. The ground floor of this neat townhouse features a lovely open plan living area upon entry, a cleverly designed and functional kitchen with dishwasher and ample cupboard and bench space, separate laundry with adjoining powder room downstairs (perfect option for guests). On the second level you will find both large sunlit bedrooms, with the master boasting a walk-in robe and ensuite, with an additional main bathroom upstairs, supplying to all your needs. The low maintenance front and rear courtyard flows off the living and dining area ideal to create your own garden oasis complemented by a double lock up garage. The location is second to none with close proximity to University of Canberra and ANU alike, Calvary Hospital, CIT, Belconnen Town Centre, Radford College, AIS Stadium, the City Centre, Jamison Town Centre and main arterial roads that connect Bruce to the rest of Canberra. Features to the property include: End position 2 spacious bedrooms 2 storey Ensuite and walk-in robe to master bedroom Main bathroom to upper level Separate laundry with additional powder room Kitchen with ample cupboard and bench space Well-lit living and dining room Easy maintenance front and rear courtyard Double lock up garage Front street access with plenty of visitor parking Positioned as the first townhouse, allowing extra sun and privacy Ideal location EER: 4.0 Built: 2013 General Rates: \$1,632pa approximately Land Tax: \$1,931pa approximately Strata Levies: \$5,605pa approximately (Class A townhouse) Residence: 93sqm approximately Garage: 37sqm approximately *** You may be asked to remove your shoes upon entry to the open home. We apologise in advance for any inconvenience this may cause and thank you for your co-operation and understanding.***