

12/3-5 Colmer Street, Bruce, ACT 2617



Unit For Sale

Thursday, 14 December 2023

12/3-5 Colmer Street, Bruce, ACT 2617

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 117 m2

Type: Unit



Josh Yewdall
0430213909



Jordan Smith
0477267694

\$730,000+

Whether you're a first home buyer, a downsizer or looking for a great investment opportunity... this stunning townhome is it! Situated in the "Barkley" development in the highly sought after suburb of Bruce, this beautifully upgraded and updated townhome presents an opportunity for an abundance of buyer types looking for supreme lifestyle and liveability. The home is tucked away in the development providing a quiet and safe setting. The home itself offers a large open plan living/lounge area that flows nicely into the open plan kitchen on the ground level. Within the upgraded kitchen you are provided with electric cooktop, oven, rangehood, dishwasher and great space across your benchtop for food prep and serving. Great sized separate laundry with additional toilet on the ground level makes an ideal set up. Out the back you have a lovely garden backdrop which is accessible through the sun drenching glass doors in the living/lounge room area. Up the stairs takes you to the three bedrooms which have great natural light and BIRs and the two bathrooms with great sized showers, tiling and natural light. Good sized single car garage and additional dedicated guest park is at your disposal along with a rear access gate taking you to a nice sun lit walk way around the area beside the garage. Location wise is one of the key factors being minutes to the upcoming Bruce shops on Thynne street only down the road, great schooling options in Radford College, University of Canberra and Lake Ginninderra near by. Calvary hospital down the road along with the AIS and Westfield Belconnen. * High growth location and layout (3 bed)* Perfect live in or rent out opportunity * 117m2 internal living + 23m2 garage * Very low body corporate - \$675 per quarter * Build completed in 2000* EER - 4.0* Upgraded flooring throughout the home * Upgraded kitchen with electric cooktop, range hood, dishwasher, oven and plenty of prep and serving space on benchtops * Three bedrooms with BIRs and great natural light * Two bathrooms with great sized shower and overall space * Single car garage with additional dedicated car space * Separate laundry with additional toilet downstairs * Lovely backyard garden with great size and potential * Quiet and safe development * Perfectly positioned to the upcoming Bruce shops on Thynne street, great schooling options, local transport and shopping 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.