

12 Jaeger Circuit, Bruce, ACT 2617

House For Sale

Thursday, 25 January 2024



12 Jaeger Circuit, Bruce, ACT 2617

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1016 m2

Type: House



Bree Currall
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Chloe Lindbeck
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AUCTION

Nestled in the exclusive enclave of South Bruce, the captivating 12 Jaeger Circuit invites you into a haven of modern elegance and natural beauty. Uniquely positioned on a corner block with only one residential neighbour, this meticulously updated residence offers a rare sense of seclusion reminiscent of a native bushland retreat. Yet, it places you right in the centre of convenience - shopping, education, sports, health and fitness are all at your doorstep. Step into the heart of the home, where the living, dining, and kitchen areas effortlessly flow towards an expansive backyard deck, capturing the warm northern light. The kitchen, a focal point, features a new Bosch double oven (installed in 2023), a matching Bosch dishwasher, and an ample walk-in pantry. The 55sqm alfresco area, adorned with a premium Millboard undercover deck, is an entertainer's dream. With an insulated skillion roof, adjustable lighting, and a fan, this space seamlessly extends from the kitchen and sitting area, creating an inviting atmosphere for gatherings. Inside, the open-plan living and dining areas offer privacy and tranquillity amidst established gardens. Premium uPVC windows and doors, coupled with newly installed roller blinds and sheers, enhance energy efficiency and lend a modern, sleek feel to the home. The main bedroom, a retreat in itself, boasts floor-to-ceiling built-in wardrobes, blackout honeycomb Nordic blinds, and a spacious ensuite. Three of the four bedrooms have built-in wardrobes, featuring zoned reverse cycle ducted heating and cooling, ensuring comfort throughout the entire home. The 4th bedroom can also very easily be converted to a work from home office or teenager retreat making it an incredibly versatile space. The 1,015sqm corner block showcases meticulous landscaping, predominantly with Australian natives, the Hydrowise Pro-HC digital irrigation system allows you to effortlessly manage your oasis through a convenient app on your phone. With vegetable and herb gardens, citrus trees and a firepit, the backyard is a nature lover's delight, surrounded by established gardens, providing a perfect spot for relaxation. South Bruce, known as the ultimate 20-minute neighbourhood on foot, offers proximity to Aranda and Jamison shops, Belconnen Mall, and Gossan Hill Nature Reserve. This residence epitomizes the perfect blend of tranquillity and convenience, creating a true family oasis in the heart of South Bruce.* Exclusive location in the sought-after South Bruce enclave on 1015sqm corner block with only one residential neighbour.* Centrally located with all amenities at your doorstep* Seamless open plan living, dining, and kitchen areas capturing warm northern light.* Kitchen boasts a new Bosch double oven, matching Bosch dishwasher, and a convenient walk-in pantry* Expansive 55sqm alfresco area seamlessly extends from the kitchen* Premium uPVC windows and doors, newly installed roller blinds and sheers, enhance the energy efficiency* Main bedroom with floor-to-ceiling built-in wardrobes, blackout honeycomb Nordic blinds, and a spacious ensuite* Additional bedrooms offer privacy and tranquility* 4th bedroom easily converts to a home office or teenagers' retreat* Meticulous landscaping featuring Australian natives, a Hydrowise Pro-HC digital irrigation system, vegetable and herb gardens, and citrus trees.*Newly installed electric garage doors*Renovated laundry as well as floor to ceiling tiles in the bathrooms.* South Bruce offers close proximity to Aranda and Jamison shops, Belconnen Mall, Gossan Hill Nature Reserve, Radford College, University of Canberra, North Canberra Hospital and Canberra Stadium.Rates: \$4,454pa (approx.)Land Tax: \$8,122pa (approx. if rented out)UCV: \$1,030,000 (2023)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.