

12 Portus Place, Bruce, ACT 2617

TIMOTHY R^D

Sold House

Monday, 14 August 2023

12 Portus Place, Bruce, ACT 2617

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 1343 m²

Type: House



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"Nature is not a place to visit. It is home." - Gary Snyder Arriving home... From the walls to the garden, this home has been a canvas to capture the owner's love of Mother Nature. Discover a home which embraces the bush capital theme and pays homage to Canberra architecture. Adhering to the key foundations of real estate—location, land and accommodation—this exemplary opportunity showcases a 1,343m² (approx.) block, located in arguably the most desirable position in the Belconnen district. Nestled at the end of a cul-de-sac, and moments from Radford College, Calvary Hospital, GIO stadium, the Australian Institute of Sport, the University of Canberra and Westfield Belconnen, the location captures all that is near and dear to Canberra's heart. Start your day with a morning walk on the captivating trails offered by the nearby Gossan Hill Nature Reserve, or simply sip a cup of tea on your deck and listen to the morning calls of the abundant birdlife. An alluring front garden is a visual delight and creates a sense of calm as you make your way to the inviting front verandah. Stepping into the residence, a charming entrance foyer links effortlessly with the elegant lounge and dining room. Framed by captivating gardens, this formal setting is the perfect space to entertain family and friends. An open plan kitchen/meals area ensures an ease to preparation and allows no pause in conversation with close-ones. Extending through, a generous family room and rear entertaining deck captures the bushland oasis that envelops everyday life at 12 Portus Place, Bruce. The family have been loyal custodians of this residence, with their tenure seeing countless memories and wonderful stories shared with friends that will last the test of time. The road ahead... A family friendly layout provides a segregated master bedroom on the lower level and is complete with an office, walk-in robe and ensuite. The remaining four generous bedrooms and main bathroom are located on the upper level and offer a unique glimpse of the surrounding perimeter. Discover the benefit of time. Let your children expel all their energy in the majestic rear yard setting which captures the essence of the bush capital. Imagine a life beyond the ordinary here at 12 Portus Place Bruce. Quality features include... * Block 1,343m² (approx.)* Formal and informal living areas* Open plan kitchen/meals area* Walk-in robe to main bedroom, built-in robes to three of the additional bedrooms* Front verandah* Rear deck* Expansive front and rear yard* Double garage* Off-street parking* Beautiful native garden* Positioned at the end of a cul-de-sac and moments from Gossan Hill Nature Reserve featuring captivating walking trails* Within walking distance to Radford College, Calvary Hospital, GIO stadium, the Australian Institute of Sport, the University of Canberra.* Close proximity to Westfield BelconnenGround Floor: 159.82m² (approx.)Upper Floor: 79.58m² (approx.)Garage: 49.36m² (approx.)