

14/3 Tauss Place, Bruce, ACT 2617



Townhouse For Sale

Friday, 29 March 2024

14/3 Tauss Place, Bruce, ACT 2617

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 169 m2

Type: Townhouse



Amy Taylor

\$850,000 to \$935,000

Where urban convenience meets serene living in this charming residence. Perched within the heart of Bruce, this meticulously crafted home offers a harmonious blend of modernity and tranquility. From its sleek design to its idyllic surroundings, every facet of this property beckons you to embrace a lifestyle of unparalleled comfort and sophistication. Features of the home • Modern kitchen includes ample cupboard storage, pantry, AEG oven & ceramic stovetop, plus Miele dishwasher. • Adjacent light filled dining area offers access to the covered alfresco in the rear courtyard. • The North facing living room provides leafy garden views of the private enclosed courtyard. • King sized master bedroom with ensuite & walk-in robe. • Bedrooms 2 & 3 are generously sized & feature built-in robes. • Bathrooms include ensuite to master, plus main bathroom including shower & separate corner spa bath & toilet. • Ducted RCAC is installed to keep you comfortable all year round, plus there is an electric hot water system & a separate laundry with external access. • A double garage with panel-lift remote control door, plus visitor car parking is available in the complex for your guests. • Aluminum windows & sliding doors with plantation shutters. • Small complex of 20 units with immaculately maintained gardens throughout. • To top it off, this spacious apartment is conveniently positioned just a short distance to pathways leading to the ponds, local walking trails, Radford, CIT, UC, AIS, the Hospital & local shops under construction, allowing you to save on fuel & leave the car at home! • Short walk to local bus transport servicing R2, R3, R4 & R9 • Rental Estimate: \$675 to \$700 per week in current rental market • Rates: \$683 p.qtr. Land Tax: \$898p.qtr. Strata: \$747p.qtr. approx. • Residence: 137m2 approx. plus carparking 32m2, Block: 354m2 • Year Built: 1994 • EER: 3.5 Stars This home offers a unique living experience that is not to be missed. Register your interest by contacting Amy @ MANAGEme today. Manage Me assumes no responsibility or liability for any errors and/or omissions in the contents of this advertisement. Manage Me gives no warranty as to its correctness, accuracy, or sustainability. Interested parties must rely on their own enquiry and should verify accuracy of information before proceeding.