

15 Lange Place, Bruce, ACT 2617

House For Sale

Thursday, 6 June 2024

home by holly

15 Lange Place, Bruce, ACT 2617

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 359 m2

Type: House



Jenny McReynolds
0491850701



Cris O'Brien
0409308038

\$1,000,000+

Courtyard home in a lovely cul-de-sac location! Lange Place is awash with autumn colours at this time of the year, as mature street trees turn crimson red, forming glorious archways over neatly paved driveways. This pleasant residence is set back from the quiet street via a wide driveway and looking picturesque behind the softly layered front garden. A relaxed neutral colour scheme ties this elegant home together, enhancing the sense of space and allowing the tranquil garden views to take centre stage. Split level living is effortlessly arranged in an open plan, with a wonderful connection to various alfresco nooks to suit every mood and occasion. As you enter soft carpet stretches cosy underfoot as large glazed windows punctuate both ends of the expansive combined living and dining. From here you can drift inside and out, as sliding doors open to the north, welcoming the garden and sunlight within. As you step up, there is a feeling of following the light, as a second living area is bathed in light via glass sliders that spill onto a private patio. In one corner, the large, newly renovated kitchen presides over the combined meals and family, creating a practical and relaxed hub. Softly finished in hues of nougat and fawn, with pearlescent tiled splashback and stone worktops, the kitchen's generous size and ample storage offers a place for everything. Easy care-ceramic flooring adds a wash of grey-blue and continues through to the hallway. Three peaceful bedrooms share soft carpets and abundant storage, centring around a family bathroom and the convenience of a separate toilet. The master drifts to its own ensuite bathroom and welcomes light via a large window that looks out over the patio. Sunlight pours into bedroom two, which takes in the leafy surprise of a secret courtyard. While the third bedroom frames the green walls of the beautifully planted rear oasis. The internal laundry opens onto yet another alfresco area, as layered hedging encloses and holds. We love the way you can follow the path around the corner of the home, the lane edged with potted shrubs, past the elevated patio, all golden in the sunlight and onto the alfresco haven at the front. It is quite the sequence of garden moments, easy-care and peaceful, evolving naturally with the seasons, linking both inside and out. The home is complete with a double garage that features internal access and a remote control door. Ideally placed, metres from the bus stop and an easy stroll to parkland, including the insta famous pink lake, the home enjoys a peaceful natural immersion. Yet, this wonderful central locale, places you close to the new mixed development and IGA on Thynne Street, moments from the Belconnen Precinct, and all the delights of the inner-north and the CBD. It is an easy walk to various local eateries, including Café Momo for jumbo coffees and Qure for curry night or mini pizzas. There are plenty of top-grade sporting facilities - AIS, Canberra International Sports and Aquatic Centre and Canberra Stadium and metres from University of Canberra Canberra Hospital. features..delightful three-bedroom ensuite stand-alone home in leafy Bruce. unique offering with no body corporate fees. resting towards the end of a quiet cul-de-sac. split level in design with two lovely living areas .expansive sunny north-facing front living and combined dining area with soft carpets .spilling directly to the front courtyard. elevated open plan kitchen, meals and family opening to the sunny patio. as new kitchen with banks of storage, including full-height pantry and small appliance bay, Smeg wall oven, AEG electric hob, and Bosch dishwasher. master bedroom with wall of built-in-robos and an ensuite bathroom .second and third bedroom with built-in-robos. family bathroom and separate toilet. evaporative cooling. ducted gas heating. gas hot water system. ceiling fans. double glazed windows on the western side. internal laundry opening to an alfresco nook and rear garden. double garage with auto-door and internal access. a few steps from the bus stop. handy to the IGA soon to open within the new mixed development, Ives on Thynne Street. moments from playgrounds, Pink Lake and sporting fields. handy to Lake Ginninderra and the Gossan Hill Nature Reserve .moments from CIT, University of Canberra and Radford College. close to Calvary public and private hospitals, the AIS and GIO Stadium. minutes to the Belconnen Precinct and the Jamison Centre. not far from the inner-north hubs of Dickson and Braddon. less than 10 kms to the CBD and 17kms to the airport EER: 4.5 Block Size: 359m2 Rates: \$3,013 approx. per annum Land Value: \$460,000 Internal living: 147m2 approx.