

**21/6 Tauss Place, Bruce, ACT 2617**



**Townhouse For Sale**

Friday, 12 April 2024

21/6 Tauss Place, Bruce, ACT 2617

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



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## AUCTION 4/5/24

Located within the 'Summerlin' complex in the quiet pocket of Tauss Place Bruce this large 2 storey, 3 bedroom executive styled townhouse with ensuite has everything to love. As you enter the large private front courtyard you are welcomed by the stunning maple tree and you will immediately feel a sense of "home". The property boasts a bright and spacious living area, adjoined by solid timber flooring leading to the kitchen and dining rooms. The gourmet custom design kitchen with gas cooking, wine glass racks, overhead cupboard lighting, dishwasher and island bench perfect for entertaining or cooking a lovely home cooked meal. On the upper level enjoy the 3 spacious bedrooms and main bathroom. The main bedroom is bathed in natural light and doubles as parents retreat, featuring built in robes, balcony and huge ensuite bathroom with separate bath. Be impressed by the oasis rear entertaining area featuring timber decking and shade sail plus heated plunge pool. The perfect spot for entertaining family and friends or taking a moment to relax and unwind. Creature comforts throughout this home include ducted reverse cycle air conditioning, double garage with internal access, double glazed windows and sliding doors, Crim Safe to sliding doors, Foxtel ready plus ample storage throughout. Located perfectly with close proximity to University of Canberra and ANU alike, Calvary Hospital, CIT, Belconnen Town Centre, Radford College, AIS Stadium, the City Centre, Jamison Town Centre and main arterial roads that connect Bruce to the rest of Canberra showcasing an array of cafes, restaurants & shopping Centre. With a contemporary design and practical living, this home promises comfort and convenience for families, professionals, and investors alike. Features of the property include: Master bedroom with ensuite & balcony Ducted reverse cycle air conditioning Renovated kitchen with dishwasher, large island bench & modern accessories Timber floors to kitchen, family & stairs 2 courtyards Heated plunge pool Double garage with internal access & remote Double glazing EER: 4 Built: 1994 General Rates: \$2,956 approx pa Land Tax: \$3,958 approx pa Strata Levies: \$3,840 approx pa Residence: 158sqm Balcony: 3sqm Garage: 41sqm