

3/50 Lampard Circuit, Bruce, ACT 2617

Townhouse For Sale

Thursday, 19 October 2023



3/50 Lampard Circuit, Bruce, ACT 2617

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 122 m2

Type: Townhouse



Josh Yewdall
0430213909



Sophia Spokes
0452112343

AUCTION

Whether you're a first home buyer or an investor looking for a high growth area, this beautiful three bedroom town home is set to provide just that and so much more! Tucked away in the sought after Kilburn Development in Bruce, the home offers supreme lifestyle and livability with over 120sqm of internal living set across two levels. The ground level greets you with low maintenance tiled flooring in the entry hallway which flows nicely past the handy powder room and large laundry space and into the main living area which has a dedicated dining space and kitchen. The kitchen provides tremendous storage along with a convenient servery bench allowing access through to the dining area along with 4 burner gas cook top, electric oven, dishwasher and canopy rangehood. Up the stairs you have a very practical cornered study nook perfect for working from home or even a relaxed corner sitting area. The three bedrooms and two bathrooms are also featured on the upper level with all bedrooms providing BIRs and great natural light. The main bathroom has a large shower screen and bathtub with the ensuite off the master bedroom. One of the key features of the home is its North facing rear aspect which is enjoyed through the downstairs sun-drenched rear courtyard and also off the master bedroom on the oversized private balcony. Both areas are perfect for entertaining friends and family or simply relaxing and enjoying the sunshine. Location-wise you are spoilt with the upcoming Bruce shops almost finished which will provide dining, shopping and more! Great schooling options in Radford College and University of Canberra, plus North Canberra Hospital, Westfield Belconnen and local transport all at your finger tips.* High growth location* High demand layout (3 bedroom)* Owner occupied* North facing to the rear* Set over two levels in the sought after "Kilburn Development"* Open plan living/lounge area + dedicated dining space* Kitchen equipped with 4 burner gas cook top, electric oven, dishwasher, canopy rangehood, servery bench and great storage space* Three great sized bedrooms all with BIRs and private access to balcony off the master* Two bathrooms with ensuite off the master bedroom* Additional ground level powder room and large laundry space* Beautiful leafy sun drenched rear courtyard great for entertaining* Ducted gas heating + upgraded reverse splits systems in living and master bedroom* Braemar ducted gas heating system with touch screen control panel updated August this year* Single car garage with internal access* Great storage throughout the home on all levels* EER - 4.0 Strata: \$1,111pq (approx.) Rates: \$2,530pa (approx.) 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.