

# 33 Lampard Circuit, Bruce, ACT 2617



## House For Sale

Saturday, 3 February 2024

33 Lampard Circuit, Bruce, ACT 2617

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 423 m2**

**Type: House**



Josh Yewdall  
0430213909



Jordan Smith  
0477267694

## AUCTION

Enjoy all day sunshine in this beautiful North-facing single level home in the heart of Bruce. A truly unique opportunity for its new owners to call home. This separate title home was originally built in 1998 over an elevated 420sqm block and offers the ultimate in livability and lifestyle. Welcoming you with a large stunning front courtyard with manicured garden beds and beautiful evaluated views, this home has an ideal free flowing floor plan. As you enter the home you're greeted with two uniquely north facing living areas. Perfect for a mixture of dining and entertainment. Off the easterly living room is the open plan kitchen which features gas cooktop, oven, rangehood, dishwasher, upgraded stone bench tops and a handy walk through to the westerly living room. Through to the bedrooms and bathrooms, you have three great sized bedrooms with BIRs. The rear of the home has a low maintenance grassed area that wraps back around the oversized front courtyard, which also leads to the double car garage. The key feature of this home is the separate title, giving you the ability to upgrade parts of the home without any body corporate involvement. Location wise is fantastic, being in close proximity to Radford College, University of Canberra, CIT, AIS, Calvary Hospital and Westfield Belconnen. \* Beautifully presented home in heart of high growth suburb \* 120sqm living over 420sqm block \* North-facing aspect \* All set on single level \* Separate title (no body corporate) \* Two north facing living areas for lounge, dining and entertaining \* Three bedrooms with BIRs \* Two bathrooms with ensuite in main bedroom \* Tiled flooring throughout the kitchen/dining areas \* Open plan kitchen with upgraded stone benchtops, SMEG & Miele appliances and multiple access points from living areas \* Manicured garden beds in front and rear courtyards \* Upgraded colorbond fencing \* Sun drenched private front courtyard \* Ducted gas heating \* EER - 6.0 \* Great renovation opportunities \* Oversized double car garage (40sqm) with additional front parking \* Ideally located to local shops, Radford College, University of Canberra, CIT, AIS, Calvary Hospital and Westfield Belconnen Rates: \$3,032pa (approx.) UCV: \$480,000 (2023) 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.