

34 Jaeger Circuit, Bruce, ACT 2617

CARTER + CO

House For Sale

Saturday, 4 May 2024

34 Jaeger Circuit, Bruce, ACT 2617

Bedrooms: 5

Bathrooms: 3

Area: 1184 m2

Type: House



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By Negotiation

Privately nestled away in the sought-after enclave of South Bruce, this spacious five-bedroom haven offers an exceptional living experience. With a perfect blend of comfort, convenience, and style, this residence boasts a myriad of features designed to elevate your lifestyle. Ideally situated within easy reach of essential amenities, including North Canberra Hospital, Radford College, Canberra High, and more, you'll enjoy the convenience of urban living while being surrounded by nature. Take leisurely strolls through nearby reserves such as Gossan Hill and Bruce Ridge, or admire views to Telstra Tower from your south-facing front porch. Step inside to discover the warm ambience of the open plan lounge and dining areas, complemented by separate family, rumpus, and study. Stretching throughout is stunning timber flooring and framing each garden view are luxurious drapes. At the heart of the home, the custom designed modern kitchen with stone benchtops, built in AEG/Electrolux built in steam oven and dishwasher, large functional pantry, and soft close drawers and cupboards, is an enviable space for the discerning home chef. Whether you're hosting a gathering, enjoying family time, or seeking a quiet moment of relaxation, there's a space to suit every occasion. At the front of the home, you can retreat to the segregated lower-level master bedroom, complete with a well-equipped walk-in wardrobe and gorgeous ensuite for added privacy and comfort. The four remaining bedrooms each feature inbuilt custom wardrobes, ensuring ample storage space for all residents. The lower bedrooms share a stunning bathroom with a claw foot bath for long soaks at the end of the day and separate toilet. A true highlight of this home is the expansive north-facing living quarters upstairs. It features a double size bedroom with ensuite, a huge living area, and access to the rear gardens. Perfect for a parent's retreat, home office, or accommodation for extended family, this versatile space offers endless possibilities. Entertain alfresco-style on the covered north-facing deck, overlooking the mature cottage style native gardens beyond which feel like your own curated piece of the bush. With plenty of room to unwind and soak up the sunshine, you'll relish the tranquility of your outdoor oasis. Beyond the deck, discover a huge private north-facing paved entertaining area accessible from the main living areas, ideal for hosting gatherings or enjoying leisurely weekends with loved ones. From the leadlight fittings to the Crimsafe security screen doors, this home is brimming with thoughtful touches. Modern comforts include new near ducted gas heating, evaporative cooling, and NBN fibre to the node availability, ensuring year-round comfort and connectivity. This meticulously maintained residence offers the perfect balance of space, comfort, and convenience in the heart of coveted South Bruce. With its enviable location close to everything while surrounded by nature, its spacious living areas, and array of features, this is an opportunity not to be missed.

Feature List

- Views to Black Mountain Tower
- Large block of land set on a 1184m² (approximately) of manicured gardens
- Located in a highly sought-after street in South Bruce
- Located on the high side of the street
- Northerly aspect to the rear of the home
- Large two-storey home of approximately 294.87m²
- Five bedrooms, with one large master bedroom with ensuite and walk-in robe
- downstairs
- Second master bedroom upstairs with a north-facing parents' retreat and ensuite
- Additional inbuilt custom wardrobes in the four bedrooms
- Spacious, light-filled, open-plan living and dining room
- Custom-designed and installed modern functional kitchen with stone benchtops, built-in AEG/Electrolux, built in steam oven and dishwasher
- rangehood, large functional pantry, soft close drawers and cupboards, with ample storage solutions
- Family room
- Rumpus room
- Study
- Customized renovated separate laundry with ample storage space
- Custom-made solid wooden doors with frosted glass inserts
- segregating the kitchen/family room from other common areas
- Covered north-facing deck overlooking mature gardens
- Under internal stairs storage (currently cellar)
- Under roofline double garage with electric remote-control doors
- Lead light in dining room
- Colourbond exterior fencing
- New Brivis Internal 5 Star SP530I Ducted Gas Heating Unit installed in August 2023 with attached 9-year warranty [conditions apply]
- Ducted evaporative central cooling
- Floating Interlock [sandable] floorboards to all common areas, carpet to all bedrooms
- 3-phase underground power to main circuit board in garage, with north facing roof section; ideal for solar installation
- Crimsafe/security screen doors to all external doors
- External canvas awnings on all western windows
- Large private north-facing exterior paved entertaining area
- South facing entrance with views to Telstra Tower and sensor lighting
- NBN fibre to the node availability
- Centrally located within easy walking distance of North Canberra Hospital, Radford College, Canberra High, University of Canberra, Australian Institute of Sport, Jamison Shopping Centre and Westfield Belconnen
- Nature at your doorstep with easy walking access to Gossan Hill, Bruce Ridge and Black Mountain Reserve,
- Easy access to major arterial roads including Gungahlin Drive, Belconnen Way and Ginninderra Drive
- An enviable location close to schools, shops, restaurants and transport

Rates: \$5,968 per annum
Land Tax (If rented): \$11,287 per annum
EER: 1.5