

**37/101 Kinloch Circuit, Bruce, ACT 2617**



**Sold Townhouse**

Sunday, 20 August 2023

37/101 Kinloch Circuit, Bruce, ACT 2617

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 176 m2**

**Type: Townhouse**



Josh Yewdall

0430213909

**\$890,000**

Positioned in the highly sought after suburb of Bruce, this beautifully appointed three bedroom townhome offers the perfect combination of lifestyle and location. Tucked away in the Kinloch Residences, you'll immediately appreciate the extra high ceilings and open space upon entry to the two storey home. The ground floor offers a large living space perfect for combined dining and lounge set up, a beautiful open plan style kitchen equipped with gas cook top, oven, dishwasher and stone bench tops, great sized laundry room with additional storage, and powder room bathroom. Up the stairs you're greeted with three great sized bedrooms all with mirrored BIRs and two stylish bathrooms with the main equipped with bath and good space, and the ensuite in the main bedroom with double basin vanity and oversized shower. One of the key features of the home is the huge North-facing rear private courtyard perfect for entertaining friends and family or simply relaxing in the sun. Double car garage flows nicely off the courtyard with electric roller door and laneway entry/exit. Location-wise it's in a premium position only minutes to the centre of Belconnen and the upcoming new Bruce shops, Radford College and UC for schooling options, down the road from Calvary Hospital, and straight across the road from The AIS. \* High growth and demand suburb \* Built by DOMA in 2013 \* Living = 176sqm + alfresco/courtyards \* Set over two storeys \* Very low maintenance gardens with front courtyard and tiled rear courtyard \* Quiet and friendly street \* Three great sized bedrooms with BIRs \* Two bathrooms with ensuite in the main and additional powder room on ground level \* Open plan style kitchen with gas cook top, oven, dishwasher and stone bench tops \* Fresh new carpet and paint throughout the home \* Ducted reverse cycle system heating and cooling \* Sun-drenched North facing rear tiled courtyard \* Double garage with electric roller door \* Great location only minutes to the new Bruce shops, Westfield Belconnen, Radford College, University of Canberra, Calvary Hospital and AIS Rates: \$585pq (approx.) Strata: \$880pq (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.