

40/22 Lampard Circuit, Bruce, ACT 2617



Apartment For Sale

Friday, 29 March 2024

40/22 Lampard Circuit, Bruce, ACT 2617

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



Symon Badenoch
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Lucia Marzano
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\$560,000+

This great 2 bedroom apartment is located in the 'Carindale' complex in the sought after location of Bruce. The generous floor plan is located in an end position, with privacy in mind. The sunny, open plan living area means that you can adapt the space to your living style with its neutral palette. The apartment features a well-designed kitchen with gas hotplates, dishwasher and ample cupboard space, perfect for anyone who loves to cook. The master suite offers a walk through robe to the ensuite, with access to the sunny balcony, which extends your living outdoors into the fresh air and has a lovely peaceful outlook over the park. The generous second bedroom has a built-in robe and is located separately to the main bedroom, alongside the main bathroom, separate toilet and full sized laundry equipped with a dryer. You will love the lifestyle in Bruce, a suburb where many of Canberra's best features are in easy reach. 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 centres. Features of the property include: • 2 bedroom ensuite apartment • 96sqm living • Master bedroom with ensuite, walk through robe and balcony access • Reverse cycle air conditioner to living area • Spacious kitchen with quality appliances • Located in an end position in the popular 'Carindale' complex • Separate laundry with dryer • Balcony overlooking the park • Close by to a park, perfect for kids to play • 2 car spaces • Storage An amazing lifestyle awaits you in the perfect location! • EER: 5.5 • Built: 2003 • General Rates: \$2,309 approx pa • Land Tax: \$2,893 approx pa • Strata Levies: \$3,576 approx pa • Residence: 96sqm • Balcony: 11sqm • Carspace: 28sqm • Storage: 1sqm Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.