

43 Lampard Circuit, Bruce, ACT 2617



House For Sale

Wednesday, 12 June 2024

43 Lampard Circuit, Bruce, ACT 2617

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 481 m2

Type: House



Peta Barrett

0499044028

By Negotiation

Easy care and low maintenance, this level separate title home is ideally located and could be just what you've been waiting for. With large open living areas and a northerly aspect, the generous light filled floorplan incorporates approximately 140sqm of internal living space. There is a spacious separate lounge room with French doors opening out to the private front courtyard. Additionally there is an open family room off the kitchen, the flowing floorplan providing plenty of space. All three bedrooms are ample in size with built in wardrobes, the main also with an ensuite bathroom. And there are some great extra features such as ducted gas heating, reverse cycle air conditioning and polished concrete flooring. An oversized double garage and expansive driveway provide ample car accommodation, and the back garden is easy care and private. Positioned in a quiet loop street, Radford College, the University of Canberra, AIS, CIT, Calvary Hospital, Lake Ginninderra and Belconnen Town Centre are all within easy reach.

- Three good sized bedrooms, the main with ensuite bathroom
- North facing orientation, allowing light to stream through
- Large separate lounge room with French doors opening out to the private front courtyard
- Open family room extending from kitchen
- Ducted gas heating
- Reverse cycle air conditioning
- Polished concrete flooring and carpets
- Oversized double garage
- Easy care well established back garden
- Ideal position near to Canberra Uni, Radford, Belconnen Town Centre, AIS, CIT, Calvary and the lake

Quick Stats: Internal living size: 140sqm approx. Land size: 481sqm approx. Rates: \$3052pa approx. Land tax (only if rented): \$5,143pa approx. Year built: 1998 EER: 4.5 stars