

6/14 Portus Place, Bruce, ACT 2617



Sold Townhouse

Saturday, 17 February 2024

6/14 Portus Place, Bruce, ACT 2617

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 177 m2

Type: Townhouse



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\$1,520,000

Create your ideal lifestyle in this stunning 4-bedroom residence nestled in the heart of South Bruce that exhibits the epitome of luxury and comfort. A home that invites every aspect of family living into one, discover true peace and privacy living within this quiet and central position at the end of a quiet cul-de-sac, nearby local schooling, shopping and amenities within close proximity. Single level and ready to move into, this home has been beautifully updated and offers added convenience with the low maintenance established gardens that offer the perfect setting for outdoor relaxation, street privacy and appeal for any resident to admire and be proud of. Internally, you'll immediately notice the exquisite Thor's Hammer upcycled timber flooring that graces the expansive living and dining areas, exuding warmth and charm throughout. Brand new carpet in all bedrooms adds an extra layer of plushness underfoot, ensuring utmost comfort for you and your family. No detail has been overlooked in the recent renovations, with fresh paint adorning every corner of this immaculate abode. The laundry has been thoughtfully updated, while the kitchen boasts brand new appliances including a dishwasher, oven, and cooktop, making meal preparation a breeze. Upgraded lighting fixtures throughout the home illuminate each space beautifully, creating an inviting ambiance for both relaxation and entertaining. Situated amidst serene native bushland, this home offers a tranquil retreat from the hustle and bustle of everyday life. The Australian native garden not only beautifies your surroundings but also champions water conservation and easy care. With over 100 plant species and a variety of birds, your home is a living sanctuary. The elevated position not only provides easy access for maintenance but also offers an intimate connection with nature's tranquillity. Enjoy the cozy warmth of the formal living area's fireplace during chilly evenings or stay comfortable year-round with evaporative cooling. The main bedroom is a true haven, featuring a walk-in robe, ensuite, and additional built-in robes for ample storage. The remaining bedrooms also offer built-in robes, ensuring plenty of space for the whole family. Entertain guests effortlessly in the outdoor enclosed sunroom, perfect for gatherings in any weather. Plus, with a second driveway providing parking space for up to three cars, there's ample room for a boat, caravan, or multiple vehicles. Additionally, a large double garage offers even more convenience and storage options. Your home is always ready for the next adventure! The ease of flat access ensures that everything from a kayak to a wine cellar is within easy reach. With both a formal lounge area and a separate living room flowing seamlessly from the kitchen, there's plenty of space for everyone to spread out and relax. Whether you're hosting a dinner party or enjoying a quiet night in with loved ones, this home offers the perfect backdrop for every occasion. With its proximity to major amenities including Calvary Hospital, Canberra Stadium & AIS, shopping centres & University of Canberra & the well-known school Radford only a short walk away, this home offers the ultimate in convenience and lifestyle. Whether you're seeking adventure at the nearby attractions or simply enjoying a day of shopping and dining, everything you need is right at your fingertips. Embrace sustainability with solar panels providing a 40C rebate, ensuring low or non-existent electricity bills during the summer. Don't miss your chance to make this exquisite South Bruce retreat your own!

Features:- Immaculate 4-bedroom residence at the end of a quiet cul-de-sac-
Central position close by to local schools, shops, healthcare and more- Single level residence ideal for any family or downsizer seeking the simple lifestyle - Extra-large double car garage & additional side car accommodation to fit three vehicles -Thors Hammer upcycled timer in all living, kitchen & dining areas- Freshly painted throughout - New carpets in the bedrooms - Solar panels for increased energy efficiency - Formal living & dining areas to host guests in style - Separate living & family rooms for enhanced relaxation & day-to-day living - Low maintenance established gardens for privacy & street appeal - Spacious entertaining courtyard for social gatherings - Peaceful covered outdoor screen room for added outdoor relaxation - Beautiful fireplace in the formal living area - High vaulted ceiling to the main living area with an exposed timber beam - Practical kitchen layout connects beautifully with the home & outdoor views to keep an eye on the kids - DeLonghi brand new oven & cooktop- Westinghouse brand new dishwasher- Plenty of benchspace for meal preparation - Ample pantry & cupboard space - Main bedroom suite with a walk-in robe & ensuite - Well-sized bedrooms with built-in robes & garden views - Updated laundry with bench & storage space with side access

Essentials:- Living size: 177m²- Garage: 53m²- Block size: 990m²- Rates: \$1,039 p.q (approx.) - Land Tax: \$5,965 p.a (approx.)- Strata levies: \$1,558 p.a (approx.)- Year built: 1985