

6/7 Mugglestone Place, Bruce, ACT 2617

House For Sale

Friday, 12 April 2024



6/7 Mugglestone Place, Bruce, ACT 2617

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 735 m2

Type: House



Josh Yewdall
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Jordan Smith
0477267694

AUCTION

Nestled in the heart of Bruce, this remarkable residence offers an exceptional lifestyle with a perfect blend of comfort and convenience. This stunning home provides a serene backdrop to your daily life and boasts elevated views to the Brindabella Ranges from your lounge to the picturesque Lake Ginninderra from the family room. With the added bonus of backing onto a reserve, you'll enjoy peace and tranquillity in your own backyard. Step inside and be greeted by the inviting open-style living room, bathed in an abundance of natural light thanks to its desirable north/west facing aspect. Whether you're hosting guests or simply relaxing with family, this versatile main living space offers the perfect setting for every occasion with seamless flow into the kitchen and dining space. Off the formal dining space, you are welcomed by the gorgeous back deck facing over your stunning views of Lake Ginninderra in the comfort of your own private garden. Four bedrooms are featured in the home all with great natural light and three of the four with BIRs including a walk-in-robe in the master. Both ensuite and main bathroom have been beautifully renovated with gorgeous tiling and fixtures giving a luxury look and feel, while the secure 2-car garage with additional storage space under the house ensures convenience and peace of mind. Throughout the home, you'll appreciate the timeless charm of the Blackbutt timber flooring in the main living areas, complemented by a fresh light coloured carpet in the bedrooms for added comfort. Conveniently situated near Calvary Hospital, public transport, the University of Canberra, Radford College, Westfield Belconnen, new food markets, and the Australian Institute of Sport, everything you need is within easy reach. Don't miss your chance to experience elevated living in Bruce's most sought-after location! * Elevated views to the Brindabella Ranges and Lake Ginninderra * Backing reserve for tranquil living* Open-style living spaces for flexible entertaining* North/West facing aspect for all-day sunlight* 4 bedrooms with great natural light and three with BIRs* 2 renovated bathrooms for modern convenience with heated wall towel racks * Secure 2-car garage with electric roller doors plus additional car space* Additional storage under the house for peace of mind* Block size is 735sqm with 179sqm of internal living * Blackbutt timber flooring in main living areas for timeless charm* Carpet throughout bedrooms for added comfort* 2 x Crimsafe sliding doors* External sensor lights around the home* Custom built kitchen cabinetry with gorgeous granite bench top* Bosch appliances throughout kitchen with gas cook top* Hydronic heating + reverse cycle heating/cooling* Stunning deck looking out over the lake Rates: \$4,719pa (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.