

60 Norman Fisher Circuit, Bruce, ACT 2617

MARQ

House For Sale

Thursday, 22 February 2024

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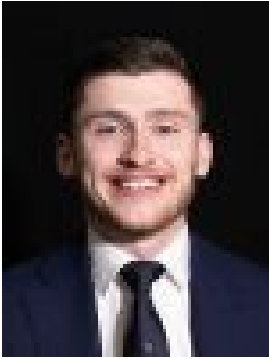
Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 458 m²

Type: House



Sam Taylor

0261238000

\$1,175,000+

With striking street presence, and nestled in the sought-after Bruce locale, this meticulously appointed four-bedroom residence exudes elegance and functionality. Boasting a spacious and thoughtfully designed floor plan, with soaring 2.7m ceilings throughout, the home offers multiple living and dining areas tailored to suit any occasion. The heart of the home is its open-plan kitchen, featuring ample storage, granite bench-tops and stainless-steel appliances. Flowing seamlessly into the well-established landscaped gardens, the outdoor dining area is surrounded by the tranquil feature pond. Creating an inviting ambiance, the formal lounge and dining area featuring a contemporary gas fireplace and attractive vaulted ceilings. The lower level accommodates three generously sized bedrooms, each with built-in robes and abundant natural light. Meanwhile, the master bedroom come parents retreat is privately positioned on the upper level, with its own balcony boasting views of Black Mountain Tower. Conveniently located in the vibrant Bruce area, this home offers easy access to a range of amenities, including Radford College, Australian Institute of Sport, GIO Stadium, and Belconnen Town Centre. From parks and eateries to hospitals and universities, everything you need is within reach, making it the perfect setting for a lifestyle of leisure and convenience. Exuding grandeur, with its impressive street presence, highlighted by a solid entry door. Elegant formal lounge and dining area, both with vaulted ceilings, leafy view of the outdoors and a gas feature fireplace. Open plan living and meals area, with fantastic indoor-outdoor flow to the landscaped gardens and entertaining area. Low maintenance and stylish backyard with feature pond, established magnolia trees, artificial lawn, and side access. Master retreat privately up the timber tread staircase, with ensuite, Juliet balcony and versatile study nook or sitting area. Bedrooms 2, 3, and 4 with built in robes and positioned to one end of the house. Contemporary main bathroom complete with walk-in-shower, spa bath-tub, and separate toilet. Soaring 2.7m ceilings throughout, with large windows embracing the North-Eastern aspect to the rear. Featuring in-slab heating downstairs with multiple zones, x2 reverse cycle air conditioners, gas fireplace, and upstairs wall heater. This home is move-in ready, featuring freshly repainted internal walls. Good tech throughout the house with hard-wired speakers downstairs and a server room under the stairs. Larger than normal, double lock up garage with plenty of storage, internal and external access. 4.5kw solar system with 10c rebate, offsetting power bills. A part of the fantastic community feel of Bruce close to many parks, playgrounds, and multiple leisure options. Ideally located only moments to Belconnen, and the City with a variety of quality private and public schools nearby. Living size 181sqm, garage 45sqm, land size 458sqm. What's nearby? 3 minute drive to GIO Stadium and AIS. 4 minute walk to Radford College. 5 minute drive to University of Canberra. 5 minute drive to North Canberra Hospital. 7 minute drive to O'Connor Ridge Nature Reserve. 8 minute drive to Australian National University. 8 minute walk to Westfield Belconnen. 8 minute drive to Dickson Village. 12 minute drive to Lonsdale Street, Braddon. Disclaimer: Whilst all care has been taken to ensure accuracy, the material and information contained within are approximate only and no warranty can be given. MARQ Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.