

63 Baudinette Circuit, Bruce, ACT 2617



Sold House

Thursday, 11 January 2024

63 Baudinette Circuit, Bruce, ACT 2617

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 626 m2

Type: House



Alec Brown
0406866007



Symon Badenoch
0412898690

\$1,152,500

****Please note this property will go to auction on Saturday, 3rd February 2024 as part of our Summer Showcase Event held at the Hyatt Hotel Canberra. The doors will open at 9am and this property is scheduled to go to auction from 11:00am.** Welcome to this immaculately presented four-bedroom residence, situated on a 626m² block in the sought-after suburb of Bruce. The flexible floor plan has been cleverly designed to ensure that natural light is abundant throughout the entire home whilst retaining privacy. The heart of the home is without doubt the generous open plan living area, seamlessly integrating the kitchen, dining and family area. Additionally there is a separate lounge room overlooking the front courtyard. This layout lends itself to many options including family get-togethers, entertaining guests and a separate space for kids to play. The main bedroom is tucked away to the back of the property on the ground floor providing a calm sanctuary and boasts a walk in robe and ensuite. On the second floor are the remaining bedrooms along with a second bathroom and separate toilet. To ensure comfort all year round there are 6 reverse cycle air conditioners throughout the home allowing for each family member to set their own optimal temperature. The location is unbeatable with close proximity to University of Canberra and ANU, 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. With a functional and contemporary design this home suits any array of buyers including families, professionals, and investors alike. Quality features to the property include: - Northerly aspect - Two storey design - Immaculately maintained ex - DHA house - Large wrap around sun drenched courtyard with artificial turf - Fresh paint throughout - New carpets throughout - Main bedroom with walk-in robe and ensuite - Additional downstairs powder room - Built-in robes to all remaining bedrooms - Convenient large separate laundry with outdoor access - Contemporary kitchen with dishwasher and an abundance of bench/cupboard space - Tiled dining and family area adjacent to kitchen - Separate lounge room - 6 reverse cycle split system air conditioners - Under stairs storage - Instant gas hot water - Double garage on remote with internal access - Security doors and screens throughout • Rates: \$3,665pa • Land Tax: \$6,455pa (Investors only) • UV: \$630,000 (2023) • EER: 5.0 • Living: 173.10sqm & Garage: 40.80sqm • Block: 626sqm Close Proximity to: - Radford College - University of Canberra - Australian Institute of Sport - GIO Stadium - North Canberra Hospital - Belconnen Town Centre - Civic 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.