

7/6 Tauss Place, Bruce, ACT 2617



Sold Townhouse

Friday, 15 September 2023

7/6 Tauss Place, Bruce, ACT 2617

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 154 m2

Type: Townhouse



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Size, location and potential... This gorgeous townhome in the heart of Bruce is the perfect opportunity for all buyer types.. Entering the home, you are welcomed into the light filled formal lounge/dining room which flows into the separate tiled kitchen/family room. Both rooms/areas have beautiful views and access through sliding doors to your private gardens outside. A separate powder room conveniently located alongside the generous sized laundry is a handy attribute for guests. This level includes a vast amount of storage under the stairwell, a linen cabinet to the ceiling as well as in the huge double garage which has ultra-high ceilings and internal access back into the home. The upper level provides three great size bedrooms, all with ceiling fans, BIRs and an impressive walk-in robe in the king size master bedroom. The master ensuite is spacious with a full size and pampering spa bath, custom made vanity with double basins and separate shower. The second bathroom which complements the other two bedrooms is also of generous size with a separate full size bath, shower and vanity unit. For convenience, this level also contains a separate powder room. Two of the bedrooms have gorgeous private balconies which are perfect for quiet mornings with a coffee or winding down watching sun sets in the afternoons. Like the downstairs level, the upper floor also has good storage facility with a linen cabinet to the ceiling in the hallway. One of the key features of the home is the huge rear courtyard which provides a great additional entertaining area for your family and guests. The surrounding low maintenance garden has several fruit productive trees of plum, persimmon, fig and lemon and two well established Japanese maple trees. Location-wise Tauss Place is one of the most in demand spots in Bruce being only a 5min walk to the upcoming Bruce shops on Thynne street as well as just around the corner from University of Canberra, Radford College, North Canberra Hospital, The AIS, Westfield Belconnen and an abundance of local shops, cafes and transport options.* Quiet and peaceful, tucked away from traffic and in a high demand location of Bruce* Set over two levels with North orientation to the rear* 165sqm living + 37sqm garage* Beautiful sun drenched rear courtyard with terracotta tiles and landscaped gardens* Open plan kitchen with gas cook top, electric oven, newly upgraded dishwasher and mixer tap* New roller blind installed throughout family and meals area* Three bedrooms + two bathrooms and powder rooms* Built-in-robos in two bedrooms and walk-in-robe in king size master bedroom* Two oversized bathrooms equipped with full size baths, separate showers and custom made vanity* Enormous sized ensuite off the master bedroom* Two balconies off two of the bedrooms (Master's balcony overlooking rear gardens, trees and mountains)* Ducted gas heating and cooling* Ducted vacuum system* Security alarm system* Huge high ceiling double garage with two remote control doors and internal access* External building freshly painted this year (Feb/Mar 2023)* Perfectly located close to schooling options, local shopping and transport* Body Corporate fees \$960 per quarter - covering building insurance, maintenance garbage, water usage and gardens* EER 4.0 Strata: \$960pq (approx.) Rates: \$2,956pa (approx.) Land Tax: \$3,937pa (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.