

# 7 Kinloch Circuit, Bruce, ACT 2617

## House For Sale

Wednesday, 22 May 2024

7 Kinloch Circuit, Bruce, ACT 2617

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 418 m2

Type: House



Michael Wu



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**\$1,199,000**

Discover the elegance and comfort of this stunning four-bedroom home, perfectly nestled in a highly sought-after location on a quiet street with a northeast-facing aspect. This pristine two-story residence is filled with natural light, enhancing its warmth and inviting ambiance. Thoughtfully designed, each room maximizes space and relaxation, with recent updates further enhancing its charm. The ground floor features a spacious living area, a convenient powder room, and a modern kitchen adjacent to the dining space that seamlessly extends to the outdoor entertaining area, ideal for al fresco dining. The backyard oasis, complete with a lemon tree and lush lawn, provides a serene retreat for leisure and play. Upstairs, you'll find three well-appointed bedrooms and a generous master suite with its own ensuite for added luxury. Stylish and practical laminate flooring is easy to maintain, and the bathrooms, including one with a luxurious soaking tub, offer a sanctuary for relaxation. Enjoy year-round comfort with central heating and cooling, ensuring a cozy atmosphere in any season. The property also includes a spacious two-car garage with remote control access and ample storage space. Conveniently located near parks, the University of Canberra, schools, hospitals, shopping, and public transportation, this home offers the perfect blend of luxury living and everyday convenience. Don't miss the chance to make this dream home yours!

**Key Features:**

- + Northeast-facing aspect
- + Elevated location on a tranquil street
- + Spacious open plan living and dining area adjacent to the kitchen, with access to a covered deck
- + Newly installed laminate flooring throughout the home (with tiling in the kitchen and dining area)
- + Generously sized master bedroom with ensuite
- + Floor-to-ceiling tiling in the upper floor bathrooms
- + Relaxing massage bathtub
- + Sheltered deck for outdoor entertaining
- + Ample off-street parking options
- + Brand new 900mm oven, rangehood, and dishwasher
- + Updated ducted air conditioning system (installed in 2022)
- + 2000L water tank
- + Recently updated flooring, freshly painted walls, and a new rangehood
- + Walking distance to AIS, GIO Stadium, Calvary Hospital, University of Canberra, Radford College, Café Momo, and more

This home is highly recommended and will not last long on the market. Don't wait, don't hesitate or it will be too late! To register your interest in this property please call Michael on 0498 666 886 or Alicia 0490 406 688

Land Rates: appx \$682pq  
Land Tax: appx \$1093pq  
Rental Appraisal: \$850- \$900pw  
Living Area: 172.95m<sup>2</sup>, Garage: 38.1m<sup>2</sup>  
Block size (approximately) 418m<sup>2</sup> EER:5 Build year:2006