

70 Crisp Circuit, Bruce, ACT 2617



House For Sale

Friday, 3 November 2023

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Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 806 m2

Type: House



Josh Yewdall
0430213909



Louise Harget
0261031063

AUCTION

This is one of the most unique opportunities you will find in one of the most in-demand suburbs of Canberra. With only a handful of properties on offer each year on Bruce's premiere "Crisp Circuit", this spectacular family home is a hidden gem and undoubtedly the "crème de La crème" of the suburb. Located on a quiet street backing Gossan Hill nature reserve, the house is positioned on one of the highest points of the suburb with breathtaking views of Belconnen CBD, Lake Ginninderra and the Brindabella mountains. As you enter the home through the front double doors, the area welcomes you with an open plan, beautiful timber flooring, and an abundance of natural light and space. Heading down into the hallway is the formal lounge and dining area. The house exudes a feeling of grandeur with its high ceilings continuing through to the tiled family living area - which flows beautifully into the open plan kitchen and the sunroom on right. The renovated kitchen features stone benchtops, gorgeous bronze ripple splash back, SMEG induction cooktop and oven, dishwasher and rangehood. Complimenting this living area is arguably the house's highlight being the large covered balcony space providing unique panoramic views across Belconnen, Lake Ginninderra and hills of the Brindabellas. Imagine waking up with the first rays of the morning sun, hearing the sound of native birds from the reserve in the front of the house, the lifestyle will set your day on a high note in this home featuring five bedrooms and three bathrooms across the two levels. The master bedroom offers a walk-in-robe and new stunning glass-walled ensuite. The main bathroom has an elegant look and feel with sunken spa bath. The downstairs area is a unique set up as it provides a fully functional "suite" offering that can be used for independent living. Oversized laundry and an additional theatre/rumpus room is also featured. Externally, the house features beautiful landscaping in both front and rear yards with veggie gardens, and plant life. Additional balcony and terrace areas upstairs and on ground level are great for additional entertaining spaces or simply relaxing. Rain water tank and sprinkler system are also included. Location-wise you are spoilt with nature reserve of Gossan Hill at your front door great for bush walks in the mornings and afternoons. Terrific schooling options just down the road in Radford College, University of Canberra and Lake Ginninderra College. North Canberra Hospital, the AIS, Westfield Belconnen and the upcoming new Bruce Shops all just a few minutes away. Beautiful Lake walks just down the hill and just a short 10min drive to the center of the Canberra City. * Unique offering on high demand Bruce location with sweeping views in a very quiet area* North facing aspect to enjoy the Canberra sun in cold weather with natural light and space throughout* Premiere location with schooling options, hospital, entertainment, cafes, bars and restaurants all nearby plus nature reserve right at your front door with fire trail bush walks* Built on a 806sqm block with over 318sqm internal living area with high ceilings* Open plan formal lounge and dining area with additional tiled courtyard* Large living area with renovated kitchen* High quality kitchen appliances - SMEG induction cooktop and oven, F&P two drawer dishwasher* Stunning balcony with incredible views overlooking Belconnen, the Lake Ginninderra and sun setting over the hills of the Brindabellas* Master bedroom with walk-in-robe and elegant glass wall connecting the recently renovated ensuite with free standing bath* Three additional bedrooms on the main entry floor offering luxurious vibes with large windows* Independent bedroom "suite" on the lower floor. Equipped with a queen-sized bed, study, dining and lounge with renovated bathroom* The "suite" and rumpus open into a large veranda to relax overlooking the backyard* Multi usage rumpus/theatre room on the lower level* New laundry with timber benchtop* Double car garage with internal access and electric roller doors* Newly carpeted stairs* Timber and tile flooring* Abundance of cupboards throughout the home and huge accessible storage space under the house* Ducted reverse cycle for heating and cooling* Additional split cycle air-conditioners x 2* Combination of single and double glazed large windows* Fitted with double roman and roller blinds with blackout and sunscreen fabric - partial blinds motorised* Smart down lights* Security system with outside wifi camera* Ducted vacuuming* Intercom system* Solar panel system* Low maintenance garden front and back with veggie gardens, landscaped garden beds, Rain water tank and sprinkler systems* Underfloor garden shed* Gated side accesses Rates: \$5,285pa (approx.)UCV: \$1,050,000 (2023)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. 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