

**8 Funder Street, Bruce, ACT 2617**



**Sold House**

Friday, 15 September 2023

8 Funder Street, Bruce, ACT 2617

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 465 m2**

**Type: House**



Symon Badenoch  
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**\$1,200,000**

Welcome to this beautifully presented four-bedroom residence, situated in the sought-after area of Bruce. With a North aspect, enjoy the simplicity and accessibility of single-level living which is perfect for families and downsizers alike. The heart of the home features a generous open plan living area, seamlessly integrating the kitchen, dining, and family area. This design lends itself to many options including family get-togethers, entertaining guests and a separate space for kids to play. To the front and rear of the home is designed for those who love outdoor spaces with the low maintenance gardens designed for minimal maintenance. Enjoy the beauty of greenery without the laborious work. All bedrooms are well-sized with built-in robes with the main bedroom featuring a spacious walk-in robe along with an ensuite. For added privacy the main bedroom is conveniently separated from the remaining bedrooms. The location is second to none with close proximity to University of Canberra and ANU alike, 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 showcasing an array of cafes, restaurants & shopping centres. With a contemporary design and practical living, this home promises comfort and convenience for families, professionals, and investors alike. This home represents a perfect blend of style, functionality, and location. It's a must-see for anyone seeking quality living in Bruce. Don't miss out on this opportunity! Quality features to the property include: 4 bedroom home Well maintained former DHA home North aspect Single level design Fresh paint throughout New carpets throughout Main bedroom with walk-in robe and ensuite Built-in robes to all bedrooms Central bathroom complete with bathtub and separate toilet Convenient separate laundry with outdoor access Contemporary kitchen with an abundance of bench and cupboard space Tiled dining and family area adjacent to kitchen Separate living area for added comfort Double garage with internal access Easy maintenance front and rear yard Prime Bruce location EER: 3.5 Built: 2007 General Rates: \$3,102pa approximately Land Tax: \$5,248pa approximately Block: 465sqm approximately Residence: 164sqm approximately Garage: 39sqm approximately UV: \$548,000 (2022)\*\*\* You may be asked to remove your shoes upon entry to the open home. We apologise in advance for any inconvenience this may cause and thank you for your co-operation and understanding.\*\*\*