

9/10 Fidler Court, Bruce, ACT 2617



Unit For Sale

Thursday, 6 June 2024

9/10 Fidler Court, Bruce, ACT 2617

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 97 m2

Type: Unit



Josh Yewdall
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Jordan Smith
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\$695,000 +

Presenting an excellent opportunity to acquire a beautiful townhouse situated in the highly sought-after location of Bruce. This stunning property at 9/10 Fidler Court offers an exceptional blend of modern amenities and stylish design, perfect for first home buyers looking for their ideal home, or downsizers looking for something comfortable to live in and low in maintenance. The heart of the home is the modernised kitchen, which will entertain culinary enthusiasts. Equipped with a gas stovetop, dishwasher, oven, rangehood and complemented by sleek stone benchtops, this kitchen combines practicality with modern style. High-quality finishes and ample storage make this space as functional as it is beautiful and perfect for having friends and family over. The sun-drenched living areas feature hybrid timber flooring which is ideal for durability and low maintenance. The open-plan design allows for seamless interaction between the kitchen, dining, and living areas, creating a spacious and welcoming environment. This elegant townhouse features two generously sized bedrooms, each thoughtfully designed with comfort in mind. The bedrooms are adorned with plush carpeted floors and feature built-in robes providing ample storage space. The bedrooms are complemented by stylish plantation shutters that offer both privacy and a touch of elegance. Also located in the home is a dedicated study space that provides a quiet and productive environment. This area is perfect for those working from home or requiring a space for focused study. The property includes two well-appointed bathrooms. The master bedroom benefits from a modernized ensuite, featuring stylish fixtures and finishes. The main bathroom is equally impressive, designed with a focus on functionality to make everyday routine a breeze. Step outside to your private courtyard, an ideal retreat for relaxation or entertaining. The decked area provides a perfect setting for outdoor dining or enjoying the serene surroundings, offering a peaceful oasis away from the stress life can bring. The property also features a spacious secure two-car garage. This provides ample space for vehicles as well as additional storage, ensuring peace of mind and convenience for residents. Conveniently situated near Calvary Hospital, public transport, the University of Canberra, Radford College, Westfield Belconnen, the Australian Institute of Sport, new food markets, Cafes, and a new IGA on Thynne Street, everything you need is within easy reach.* High demand location (Bruce)* High demand layout (2/2/2)* North facing aspect* Built in 2001* EER - 5.0* 97sqm internal living* Low body corporate = \$550pq (approx.)* Two sun filled bedrooms with upgraded carpet, BIRs and ensuite in the master bedroom* Additional enclosed room for either study or guest bedroom* Beautifully upgraded with hybrid timber flooring and plantation shutters* Renovated open plan kitchen with stone bench tops, gas cook top, electric oven, dishwasher and rangehood. Plus vast amounts of storage capabilities* Upgraded bathrooms with main and ensuite with new vanity, lighting, shower screen and towel racks* Separate living space perfect for lounge living that leads out rear garden* Timber decking area at front courtyard great for entertaining* 36sqm double car garage* Terrific location being tucked away in small boutique development. Short walk to the new Bruce shops on Thynne street, Radford College, University of Canberra, Calvary Hospital & Westfield Belconnen Rates: \$2,557pa (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. By