

# 9/5 Lampard Circuit, Bruce, ACT 2617



## Townhouse For Sale

Friday, 15 March 2024

9/5 Lampard Circuit, Bruce, ACT 2617

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 130 m2**

**Type: Townhouse**



Steph Hoss  
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Josh Yewdall  
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## AUCTION

Nestled peacefully at the rear of the complex, with all-day sunshine is this charming north-facing single level home with all the extras is perfectly situated in the heart of Bruce, designed to accommodate many, this opportunity is not to be overlooked. Upon entry, you're welcomed to the formal lounge and dining area which is generously proportioned and offers flexibility in how you use the space. The kitchen and living room are moments away and well equipped with ample storage, gas cooktop, oven, dishwasher and rangehood. The master suite is discreetly positioned and offers an ensuite and large walk in robe. Continuing through to the bedrooms and bathroom, you'll find two generously sized bedrooms with built-in robes, as well as a separate laundry and external access. Outside is a fully landscaped plot with established trees, new grass, garden beds, fire pit area and tiled patio's to enjoy year round. Access is seamless with a large side gate. Finally, the double car garage with internal access completes that convenience and comfort.\* Beautifully presented home in heart of Bruce\* 130sqm internal living\* North-facing aspect\* Single level \* Two living areas for lounge, dining and entertaining\* Three bedrooms with great wardrobes\* Two bathrooms with ensuite in main bedroom\* New Engineered timber flooring\* Freshly painted\* Freshly landscaped back yard\* Newly tiled outdoor patio\* Ducted gas heating\* EER - 4.0\* Oversized double car garage (38sqm) with additional front parking\* Ideally located to local shops, Radford College, University of Canberra, CIT, AIS, Calvary Hospital and Westfield Belconnen Strata: \$713pq (approx.) Rates: \$2,878pa (approx.) Land Tax: \$3,886pa (approx. if rent out only) 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.