

**9 Medlin Street, Bruce, ACT 2617**



**House For Sale**

Tuesday, 6 February 2024

9 Medlin Street, Bruce, ACT 2617

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 431 m2**

**Type: House**



Lucia Marzano

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## Auction 21/2/2024

This lovely 4 bedroom home is perfect for the family and has much to offer! Located in the ever popular suburb of Bruce and set on a quiet street with peaceful surroundings. As you enter the home you are greeted into the formal entrance which flows through to the inviting carpeted lounge room, perfect for those more formal occasions. The lounge room then continues through to the formal dining room. The large light-filled kitchen with dishwasher has ample amount of bench and cupboard space including an over-sized corner pantry. The kitchen's open plan design to the family room will be the heart of the home! The master bedroom is situated upstairs and features a vaulted ceiling creating an extra feeling of space, its own covered balcony, walk in robe, segregated re-treat area and the luxurious ensuite boasting a 2 person spa bath. The remaining well-sized bedrooms all have the convenience of built-in robes the 2 bedroom with its own walk in robe. Outdoors the covered pergola will make the perfect spot for outdoor entertaining and enjoying the lush and tranquil easy care yard. Located perfectly 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 centers. With a contemporary design and practical living, this home promises comfort and convenience for families, professionals, and investors alike. Features of this property include: 4 bedroom home Master bedroom with vaulted ceiling, balcony, large walk-in robe, re-treat and spa bath to ensuite Zoned ducted gas heating and electric cooling Stainless steel appliances including; Dishwasher, gas hotplates and electric oven Covered entertaining area Leafy private gardens Security Alarm Double garage with internal access & remote 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! EER: 5 Built: 2001 General Rates: \$3,347 approx pa Land Tax: \$5,781 approx pa Residence: 189sqm Garage: 36sqm