

97 Kinloch Circuit, Bruce, ACT 2617



Sold Townhouse

Monday, 14 August 2023

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Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 149 m2

Type: Townhouse



Josh Yewdall

0430213909

\$935,500

Positioned in the highly sought after suburb of Bruce, this beautifully appointed three bedroom townhome offers the perfect combination of lifestyle and location. Set across one level, this home provides a supremely functional floor plan with wide open-plan living and dining areas that flow into the kitchen and down to the bedroom and bathroom areas. The kitchen has a gas stove top and oven and a beautifully centered stone island bench with sink and dishwasher. Plus vast amounts of storage capability. Following down the sunlit hallway into the three bedroom area and bathrooms, the main has a large ensuite and walk in robe and the remaining bedrooms with oversized windows and BIRs. The main bathroom area has a bath and large shower with a separate toilet. Great sized laundry is also conveniently off the bathroom. One of the main features of the home is the central large courtyard which has multiple access points from the lounge, living and main bedroom areas. The courtyard is very unique - wrapping around to the front of the house to another west facing front courtyard which isn't available on all the floor plans in the development. The home is very low maintenance with minimum upkeep of gardens needed and an oversized double car garage with internal access. Location wise it's a premium position only minutes to the center of Belconnen, Radford College and UC for schooling options, down the road from Calvary Hospital, and straight across the road from The AIS.* Living = 149sqm + courtyard and garage* Single level in immaculate condition* High growth and demand suburb* 5.5 EER* Centrally located near an abundance of Belconnen offerings and a short drive to the City* Quiet and friendly street* Three great sized bedrooms with BIRs. Walk in robe and ensuite in the main* Open plan style kitchen with oversized island bench and gas cook top* Separate living/lounge areas* Three way entry to private sun-drenched courtyard that centers the home and wraps around to the front* Ducted reverse cycle system heating and cooling* Very low maintenance home* Double garage with internal access

Strata: \$4,022 pa (approx.) Rates: \$1,786 pa (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.