

98 Jaeger Circuit, Bruce, ACT 2617

House For Sale

Thursday, 9 November 2023



98 Jaeger Circuit, Bruce, ACT 2617

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 871 m2

Type: House



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\$1,850,000

Perfectly positioned in arguably the suburbs most in demand location . This beautifully renovated family home nestled in the tightly held Jaeger Circuit weaves modern luxury in the home's original foundations.Originally built in the mid 1980's and set on just under 900sqm of flat land, the home has been modernised throughout with a Hamptons inspired vibe while boasting a sun drenched North/West facing aspect across the front manicured yard.All set across one level, you are welcomed into the home on upgraded spotted gum timber flooring which flows beautifully throughout the home beginning with the family room and additional space utilised for private dining or a large study area. These front areas of the home feature stylish customised Polylux shutters which give the room a luxurious look and feel.The kitchen and living/lounge room continue with the timber flooring and provide a modernised open plan setting. The kitchen has a refreshed look and feel with new stylish splash-back tiling, gas cook top, electric oven, dishwasher, stone bench tops and an abundance of storage and prep space. The living/lounge area provides great space and handy visibility to and from the kitchen and rear outdoor space.The home has four bedrooms with three of the four having BIRs, great natural light and upgraded carpet. The master bedroom has an oversized design with gorgeous East facing windows, walk-in-robe and a stunning newly renovated master ensuite equipped with lavish tiling, VJ panelling, double basins, bespoke shower fittings and brushed brass finishes. The main bathroom and toilet for the home also have been renovated and mimic the quality and style of the master ensuite along with an added large bath.The outdoor spaces are some of the best highlights of the home having three different newly grassed and landscaped areas positioned at the front, side and rear of the house. They have all been carefully manicured and designed to be family-friendly focused with play areas for kids and pets plus entertainment areas for the whole family. The refreshed large laundry and double car garage also provide external access.Location-wise you are primely positioned amongst high quality homes, bushland surroundings and the most desired area of Belconnen. You are spoilt for proximity to Radford College, University of Canberra, Aranda Primary, Canberra High School, Lake Ginninderra, North Canberra & Calvary Private Hospitals, the AIS, Westfield Belconnen, the upcoming Bruce shops and a short drive to the centre of the Canberra City.* High demand suburb and arguably the most desired street in Belconnen* Built in 1984 / 871sqm block / 184sqm internal living* North/West facing aspect* Single level layout* Large open living, lounge and family space* Dedicated study or formal dining area* New flooring throughout including Embelton engineered Australian Spotted Gum in a matte finish and carpets in the bedrooms* Open plan upgraded kitchen with new stylish splash-back tiling, gas cook top, electric oven, dishwasher, stone bench tops and an abundance of storage and prep space* Four great sized bedrooms with three having BIRs and great natural light* The master bedroom being an oversized design and featuring walk-in-robe, large East facing windows and fully renovated ensuite equipped with lavish tiling, VJ panelling, double basins, bespoke shower fittings and brushed brass finishes* Main bathroom matching the master ensuite with additional bath and single basin* Gas heating + Evaporative Cooling* Customised Polylux shutters and Roman blind at the front of the house, wet areas and in the master bedroom creating privacy, light control and visual appeal* Large updated laundry that is light with functional workspace* Double car garage with brand new electric roller doors* Front porch is bold yet timeless with its encaustic Picasso Bloom tiles and front door that has been painted in Symphony Red adding contrast to the dark bricks* 6.6 KW Sunboost system that offsets energy consumption* The front garden has a large lawn bordered with a variety of hedges and trees that will mature with age providing shade and another private space to play, rest, relax and enjoy* The backyard features a covered patio, two large lawns, retaining walls with pittosporum, hydrangea and camellia hedges, fruit trees that include apples, lemons, mandarins, plums, and olives and other hidden nooks ideal for relaxing or entertainingRates: \$5,002pa (approx.)UCV: \$1,160,000 (2023)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.