

11/95 Lampard Circuit, Bruce, ACT, 2617

TIMOTHY R^D

House For Sale

Tuesday, 6 August 2024

11/95 Lampard Circuit, Bruce, ACT, 2617

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Annabelle McInnes
0419144208

The dynamic centre

The road home...

Situated in the heart of the vibrant Belconnen District, this elegant three-bedroom ensuite townhouse offers an exceptional blend of space, comfort, and convenience. Located within close proximity to The University of Canberra, The Australian Institute of Sport, GIO Stadium, Lake Ginninderra, and Westfield Belconnen, this residence provides an unparalleled lifestyle for discerning buyers.

Upon entering the residence, a large lounge room welcomes you, providing the perfect retreat for relaxation and entertainment. The open-plan kitchen and meals area foster a warm and inviting atmosphere, ideal for casual conversations and family gatherings.

The expansive master bedroom upstairs is designed for ultimate relaxation, featuring a cosy study nook, an inviting ensuite, and built-in wardrobes. Two additional well-sized bedrooms are serviced by a generous main bathroom, ensuring comfort and privacy for all family members.

The road ahead...

The low-maintenance rear courtyard is perfect for summer barbeques and outdoor leisure, allowing you to spend weekends enjoying the activities you love. Additional amenities include ducted gas heating and multiple air-conditioning units for year-round comfort, a separate downstairs toilet, and a dedicated laundry for added practicality. A double garage with internal access provides secure parking and protection for your vehicles from the elements.

Imagine a life where everything that truly matters is moments away. This exquisite townhouse offers the space to thrive and a prime location that saves you valuable time each day. Don't miss the opportunity to embrace a home that promises an enviable lifestyle.

Quality features include...

- * Located within close proximity to The University of Canberra, The Australian Institute of Sport, GIO Stadium, Lake Ginninderra, and Westfield Belconnen,
- * Lounge room
- * Open plan kitchen/meals area
- * Generous main bathroom
- * Large main bedroom with study nook
- * Ducted gas heating and multiple air-conditioning units
- * Separate downstairs toilet, and a dedicated laundry
- * Double garage with internal access

EER - 4.5

Year built: 1999

Living area - 140.97m² (approx.)

Garage - 35.82m² (approx.)

Body corporate - \$680.67 p/q (approx.)