

14/48 Lampard Circuit, Bruce, ACT, 2617

LUTON

House For Sale

Thursday, 22 August 2024

14/48 Lampard Circuit, Bruce, ACT, 2617

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Richard Luton
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Ground floor, single level apartment

Offering very easy living on the ground floor of the Carindale complex. An open-plan living room with timber floors and a light-filled aspect opening onto the balcony and kitchen with granite benchtops and stainless-steel appliances including a gas cooktop. Accommodation includes three well-sized bedrooms, all with built-in robes. The main bedroom with an ensuite and main bathroom with separate toilet. Complete with reverse cycle heating and cooling and two secure car spaces. An excellent opportunity to get into a very convenient suburb, very close to University of Canberra, CIT, Bruce Stadium, Northside hospital, Belconnen Westfield and an easy commute into Canberra City. Features: 100m² of living 15m² of balcony Ground floor position Single level apartment Open-plan living space with light-filled aspect and timber floors Reverse cycle unit Kitchen with Granite benchtops and stainless-steel appliances including dishwasher Main bedroom with built-in-robe and ensuite Bedrooms two and three with built-in-robos Main bathroom with separate toilet European laundry Two car spaces + storage Walk to University of Canberra Very close to CIT, Bruce Stadium, Northside hospital and Belconnen Westfield Short drive into Canberra City Close to excellent public transport EER: 5.5 Land Rates: \$577 P/Q approx Body Corporate: \$921 P/Q approx. Land Tax: \$718 P/Q approx (only if investment property)