

3/7 Mugglestone Place, Bruce, ACT 2617



House For Sale

Thursday, 11 July 2024

3/7 Mugglestone Place, Bruce, ACT 2617

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 180 m2

Type: House



Josh Yewdall
0430213909



Jordan Smith
0477267694

By Negotiation

Combining spacious tranquility with near perfect position at the doorstep of Belconnen Town Centre, this generous family haven is nestled amongst a small boutique development of free-standing homes and offers a rare opportunity to secure a unique residence that is as inviting as it is convenient. Framed by epic views, the versatile and generous living is accentuated by exposed beams and contemporary tones, comprising of both an inviting open plan lounge and meals space, as well as large dining and kitchen hub, with both areas opening out to elevated decks that take full advantage of the inspiring outlook. The entertainer's kitchen delivers on form and function, with a modern upgrade boasting stone benchtops, eat-at breakfast bar, tiled splashbacks, all electric cooking, twin wall ovens, and plenty of storage behind chic two tone cabinetry. The main suite is privately set away from the other bedrooms and enjoys a large walk-in robe as well as a large ensuite, whilst a main bathroom with full corner spa bath, separate shower, and large vanity, services the 3 additional bedrooms, 2 with built-in robes. An internal laundry and double lock up garage round out the home, privately set amongst generous and low maintenance grounds and central to everything that this highly prized pocket has to offer, making an inspection an absolute must. * Built in 1990 * 180sqm internal living * 4-bedroom, 2-bathroom freestanding home with double lock up garage in boutique development - Only 6 townhomes * Spacious open plan lounge and meals area + dining and kitchen hub, all with stunning views and opening out to dual elevated decks * Quality entertainers' kitchen boasting stone benchtops, breakfast bar, tiled splashbacks, all electric cooking, twin wall ovens, and plenty of storage behind chic two tone cabinetry * Main suite with generous walk-in robe and ensuite + 3 additional bedrooms, two with built in robes * Main bathroom with full corner spa bath, separate shower, and large vanity with great storage + convenient separate toilet and internal laundry * Oversized double lock up garage with remote control - 48sqm size garage * Ducted gas heating & Evaporative cooling * Quiet and serene location with terrific nearby schooling options (Radford College, UC, Aranda Primary), local shops, Calvary Hospital, AIS and only 10-15mins to the City. Rates: \$4,592pa (approx.) Body Corporate: \$5,000pa (approx.) EER: 4.5 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.