

8 Norman Fisher Circuit, Bruce, ACT, 2617



House For Sale

Thursday, 22 August 2024

8 Norman Fisher Circuit, Bruce, ACT, 2617

Bedrooms: 5

Bathrooms: 3

Parkings: 3

Type: House



Josh Yewdall
0430213909

Your Brand New Bruce Home!

Situated in the highly sought after suburb of Bruce, this beautiful family home offers the ultimate in lifestyle and livability.

Originally built in 2004 on a 488sqm corner block, the home has had tremendous upgrades recently with the entire internal footprint renovated and modernized. Everything brand new!

The flooring has been upgraded with beautiful oak hybrid timber and luxurious stone tile flooring throughout the entire home making it hypoallergenic and low maintenance for your family usage.

The brand new kitchen has stunning appliances with gas burner cooktop, electric oven, rangehood, dishwasher which is beautifully accompanied with 60mm stone benchtops, island bench and vast amounts of storage and bench space.

There are five total bedrooms all set over the oak flooring and all with built in robes, great natural light and two master bedrooms with matching ensuites. The bathrooms (Three total) have gorgeous terrazzo floor tiling and beautiful finishes and tapware. The laundry and toilets also feature the matching tiling and the laundry with great size and space for family convenience.

Down the stairs takes you to some of the most unique features within the home with the internal accessible double car garage that flows into additional storage and multi-purpose rooms under the house. Great for storage, wine cellars, home offices, play areas and many more!

The East facing backyard has been upgraded with a beautiful merbau deck and landscaped garden beds perfect for entertaining and enjoying quiet mornings in the sun.

Location wise you are spoilt with being only minutes to the new Bruce shops on Thynne street, terrific schooling options in Radford College, University of Canberra and Lake Ginninderra College, North Canberra Hospital and the AIS a few streets away and only a short drive to Westfield Belconnen and the Canberra City.

- * Built in 2004
- * North facing aspect
- * 488sqm block + 214sqm internal living plus garage and balcony
- * Fully upgraded/renovated internally in 2024 - Brand new!
- * Upgraded flooring throughout (Oak hybrid + luxe feature tile)
- * Two separate living areas
- * Renovated open plan kitchen with stunning 60mm stone bench tops and island, brand new gas cooktop, electric oven, rangehood and dishwasher
- * Five total bedrooms - all with BIRs and great natural light
- * Two master bedrooms featuring matching ensuites and private balcony
- * Three total bathrooms with terrazzo tile flooring, high quality tapware and finishes
- * Large laundry with plenty of storage and bench space
- * Underground double car garage with internal access and additional multi-purpose rooms
- * Upgraded backyard featuring landscaped garden beds, water tank, colorbond fencing, additional carport and beautiful merbau deck
- * Vast amounts of street parking
- * Close to local shops, transport and schooling options

Rates: \$3,393pa (approx.)

Land Tax: \$6,399pa (approx.)

UCV: \$560,000 (2023)

EER: 4.5

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