

46 Lampard Circuit, Bruce, ACT, 2617



Townhouse For Sale

Thursday, 12 September 2024

46 Lampard Circuit, Bruce, ACT, 2617

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Townhouse

Recently refreshed townhouse - 'Carindale'

This 3 bedroom ensuite, double storey townhouse has been recently refreshed with new paint, new carpet and is ready to call home.

Located in the end position in the 'Carindale' complex, with only one adjoining neighbour, this home features a front and rear courtyard, 149sqm living across two levels and a single garage with internal and remote access.

From the street's access, be welcomed by a generous family room with adjoining kitchen. Make your way through to the large open design living and dining area with access to the courtyard.

On the upper level are all three bedrooms, each with built in robes and the main featuring a balcony with gorgeous views plus an ensuite.

The location is second to none with close proximity to University of Canberra and ANU alike, Calvary Hospital, CIT, Belconnen Town Centre, Radford College, AIS Stadium, the City Centre, Jamison Town Centre and main arterial roads that connect Bruce to the rest of Canberra showcasing an array of cafes, restaurants & shopping centres. Bruce has its own IGA, medical clinics, and easy access to public transport.

With a contemporary design and practical living, this home promises comfort and convenience for families, professionals, and investors alike. This home represents a perfect blend of style, functionality, and location. It's a must-see for anyone seeking quality living in Bruce. Don't miss out on this opportunity!

Features include:

- 3 bedroom ensuite townhouse
- 2 storey design
- End position
- Choice of two living areas; family area and living/dining area
- Fresh paint throughout
- New carpet throughout
- Main bedroom with its own balcony, plus ensuite
- Ample storage throughout, including under stair storage
- Single garage with internal access and remote access
- Front and rear courtyards
- Ducted gas heating

EER: 4

Built: 2003

Residence size: 149sqm

Garage: 16sqm

Courtyards: (front) 18sqm (back) 20sqm

Units on units plan: 56

General Rates: \$1,408 per annum

Land Tax (if rented): \$1,633 per annum

Body corporate levies: \$5,140 per annum (Class A)