

5/85 Lampard Circuit, Bruce, ACT, 2617



Townhouse For Sale

Thursday, 19 September 2024

5/85 Lampard Circuit, Bruce, ACT, 2617

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Josh Yewdall
0430213909

Sun-filled Sanctuary on Lampard

In the heart of the highly sought after suburb of Bruce, this beautifully presented and well positioned townhome at the "Montara" development offers a terrific opportunity for an array of buyer types and a lifestyle to indulge in.

Beautifully built in 1999, this boutique development houses only 12 properties and is surrounded by a quiet and serene setting. The home is positioned in the front half of the development with a rear North facing aspect boasting beautiful mature and manicured gardens and a sundrenched courtyard that can be enjoyed all year round and offers great privacy and feels like an extension to the internal living.

Set over 2 levels and providing 140sqm of total internal living, the ground level offers beautiful low maintenance tiled flooring throughout that flows from the entry, through the large main living area and into the dining space and kitchen. The Kitchen has been updated with a modern look with new benchtop, new gas cooktop, new dishwasher, new stainless steel sink and tapware and electric oven and rangehood. Through the kitchen you have your large laundry space with convenient room for storage and additional toilet.

Upstairs has all been freshly carpeted and provides three bedrooms which all have BIRs and a walk-in-robe in the master. There are two bathrooms which have good size and natural light and the master bedroom with handy ensuite.

Location wise you are spoilt being only a short walk to the new Bruce shops on Thynne street, University of Canberra and Radford College for schooling options and only a short drive to Westfield Belconnen and the centre of the City.

Features:

- * Boutique "Montara" development in heart of Bruce (Only 12 townhouses)
- * Built in 1999 in private and quiet setting
- * North to the rear aspect
- * Tiled flooring downstairs + brand new carpet all upstairs
- * 140sqm internal living + 36sqm garage
- * Freshly painted + upgraded ceiling lighting (dimmable)
- * Large living space + dedicated dining room off kitchen
- * Upgraded open plan kitchen with electric oven, rangehood, new benchtop, stainless steel sink + tapware, new gas burner cooktop and new dishwasher
- * Large laundry room with additional downstairs toilet
- * Three great sized bedrooms with BIRs and walk-in-robe in master bedroom
- * Two bathrooms upstairs with ensuite in master bedroom
- * Double car garage with internal access
- * Ducted gas heating (no cooling)
- * Sundrenched back courtyard with garden shed, manicured gardens and mature trees.
- * Close to nearby shops, schooling options, transport and shops

Strata: \$766pq (approx.)

Rates: \$2,756pa (approx.)

Land Tax: \$4,011pa (approx.)

EER: 5.5

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