

# 7/10 Fidler Court, Bruce, ACT, 2617

## Townhouse For Sale

Thursday, 17 October 2024

7/10 Fidler Court, Bruce, ACT, 2617

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Townhouse

## Secluded Sanctuary in the Springton Development

Nestled as the end townhouse in the sought-after Springton development, this unique 2-bedroom townhouse combines contemporary style with an abundance of outdoor living space. With a beautifully renovated kitchen, stylish interiors, and a courtyard that wraps around the home, this property offers the perfect blend of comfort and functionality for those who love to entertain or simply relax in privacy.

As you step inside you'll discover light-filled living areas with bamboo flooring, ducted heating, and reverse cycle heating and cooling units, ensuring year-round comfort. The heart of the home is the recently renovated kitchen, equipped with gas cooking and stylish finishes opening up to a dining area.

The expansive master bedroom features a leafy outlook and ensuite, while separate living spaces provide flexibility and room to unwind. The second bedroom is located at the front of the home, adjacent the main bathroom which features a bathtub.

Outdoors, the spacious and private courtyard offers a tranquil retreat, surrounded by established gardens and hedge screening that create a secluded oasis. With no immediate neighbours to the yard, this home is your private sanctuary, perfect for those seeking a peaceful lifestyle without sacrificing proximity to amenities.

Tucked away at the end of a peaceful cul-de-sac, this property is perfectly positioned just a short walk from local cafes and a host of amenities, including the Calvary Hospital, CIT, Belconnen Town Centre, Radford College, AIS Stadium, and the University of Canberra. With easy access to main arterial roads, you're just a short drive away from Canberra City's vibrant entertainment and cultural scene.

Features of this home include:

- 2 large bedrooms with built in robes
- Recently renovated kitchen with gas cooking and beautiful finishes
- Expansive master bedroom with ensuite and leafy outlook
- Light-filled separate living spaces with bamboo flooring
- Ducted heating and reverse cycle heating and cooling
- Private outdoor living with a courtyard wrapping around the entire home
- Double remote access garage providing ample storage space
- Peaceful setting at the end of a cul-de-sac with no neighbouring properties to the yard
- Established gardens with privacy provided by hedge screening
- Close to cafes, parks, and all major amenities including Calvary Hospital, Belconnen Town Centre, and University of Canberra

Key Figures:

- EER: 6
- Living Area: 97 m<sup>2</sup>
- Garage Area: 36 m<sup>2</sup>
- Courtyard: 180 m<sup>2</sup>
- Block: 312 m<sup>2</sup>
- Age: 2001
- Development: Springton
- Rates: \$670 per quarter (approx.)
- Strata Levies: \$1,150 per quarter (approx.)
- Land Tax (Investor Only): \$870 per quarter (approx.)
- Rental Estimate: \$650 - \$700 per week

Disclaimer: The information contained in this advertisement has been provided by sources we believe are reliable,

however, we cannot guarantee its accuracy and recommend any interested parties rely on their own enquiries.