

**8/50 Lampard Circuit, Bruce, ACT, 2617**



**Townhouse For Sale**

Wednesday, 21 August 2024

8/50 Lampard Circuit, Bruce, ACT, 2617

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



Josh Yewdall  
0430213909

### Stunning 3 bedroom offering in heart of Bruce

Situated in the highly sought after 'Kilburn' development on Lampard Circuit, this three bedroom, two bathroom townhome in Bruce provides a fantastic live in or rent out opportunity in arguably one of the highest demanded suburbs in Belconnen.

Built in 2002, the two storey home offers two floors of opportunity to make your own. Downstairs you'll find an open plan style kitchen and dedicated living + dining area. The kitchen features high quality appliances and loads of storage and prep space. Stepping outside through the rear you'll find a great sized sun drenched courtyard with street access.

Upstairs the home offers three bedrooms all with BIRs and main bathroom. The large master bedroom has an ensuite and private balcony with great views across Bruce. Around the Kilburn complex you have lush green parkland for entertaining and activities.

Minutes to Belconnen's best offerings with shopping, cafes, bars, schools, calvary hospital and transport options.

- \* High demand location
- \* 'KILBURN' development
- \* 122sqm internal living
- \* Built 2002
- \* Two storey offering
- \* Ready to move in or rent out opportunity
- \* Dedicated Lounge + dining area
- \* Open plan kitchen with gas cook top, electric oven, dishwasher and rangehood
- \* Ducted gas heating
- \* Three bedrooms with BIRs
- \* Oversized balcony area off master bedroom
- \* Two bathrooms with ensuite in master bedroom and powder room on ground floor
- \* Family friendly park land surroundings
- \* Close to University of Canberra, AIS, and Calvary Bruce Hospital. Additional parking spaces, children's playground in parkland adjacent to back gate
- \* Single car garage with internal access

Strata: \$1,202pq (approx.)

Rates: \$2,601pa (approx.)

EER: 5.0

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