

2/11 Fidler Court, Bruce, ACT, 2617



Unit For Sale

Thursday, 24 October 2024

2/11 Fidler Court, Bruce, ACT, 2617

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Unit

Bruce's hidden gem

Rarely does a single level townhouse present itself to the market. Discover this charming townhouse nestled within the heart of Bruce located in a boutique complex of only 4 townhouses.

You are welcomed by a delightful front courtyard; the perfect setting for entertaining or peaceful moments under the north facing sunlight.

Step inside to find an inviting open-plan layout that effortlessly connects the living, dining, and kitchen area, creating a warm and welcoming atmosphere.

With 2 spacious bedrooms, complete with built-in robes, 2 bathrooms and separate laundry, this home is perfect for low maintenance comfortable living.

Car accommodation is complete with a single garage with remote access and internal access, plus a dedicated car space for visitor parking, convenience is at your fingertips for you and your guests.

Located in the highly sought after suburb of Bruce, you'll be minutes away from the centre of Belconnen and the City CBD. With just a short stroll you'll find yourself within the growing heart of the Bruce suburb, surrounded by cafes and shops. You'll also find yourself moments away from various academic and professional establishments, like the University of Canberra, Australian Institute of Sport, North Canberra Hospital and Radford College.

Making this home is perfect for first home buyers and downsizers alike, perfect for those that desire convenience and comfort.

Key features:

- Single level design
- North facing
- Large open plan living dining area
- New carpets throughout
- 2 spacious bedrooms with built in robes
- Main bedroom with ensuite
- Spacious main bathroom
- Separate laundry
- Ducted gas heating
- Well equipped kitchen including dishwasher
- Front and rear courtyards
- Visitor parking available
- Close to public transportation
- Boutique development of only 4 townhouses

EER: 3.5

Built: 2001

Residence size: 96sqm

Garage: 20sqm

Units on units plan: 4

General Rates: \$2,614 p.a approx.

Land Tax (only if rented): \$3,752 p.a approx.

Body Corporate Levies: \$3,808 p.a approx.