



## Bruce, 24/50 Lampard Circuit

### Beautiful Beginnings in Bruce

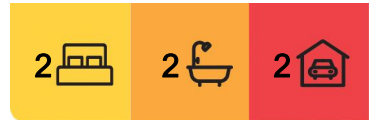
Located in the coveted 'Kilburn' complex, regarded for its ideal position next to greenspace and incredibly spacious floorplans, number 24 holds the prime position - top floor and north facing. The open plan layout, large windows and neutral palette expands the space delivering a feeling of calm, privacy and peace. Incredibly well maintained and move in ready, feels like a home not an apartment.

You'll love the large living and dining zone, open plan to embrace modern indoor/living with stylish, bright & friendly palette, classy timber flooring throughout. A sliding door opens up to invite you onto a balcony, elevated to capture cooling breezes whilst enjoying expansive northerly views and having a relaxing drink with friends. The balcony is covered for convenience and fitted out with artificial turf and timber look decking, furthering your feeling of space and class.

Defying traditional apartment sizing, the kitchen occupies a generous footprint capable of



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**For Sale**  
\$599,000 +

**View**  
[ljhooker.com.au/HYTH5W](http://ljhooker.com.au/HYTH5W)

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**EER** ★★★★★☆

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handling any catering requirement with ease. It features stone benchtops, dishwasher, oven, gas cooking, amongst plenty of storage space and large servery windows to allow for connectivity while cooking and entertaining.

Accommodation is in the form of two spacious bedrooms, both with built-in wardrobes and new carpet, the master offering a spacious ensuite for ideal apartment living. The main bathroom offers both a bath and separate WC, a rarity for modern apartments.

Additional features include a reverse cycle air-conditioning unit, spacious euro laundry, two secure car spaces plus storage cage.

Ideally located, minutes from Bruce local shops including cafes, restaurants and convenience store, plus moments from Calvary Hospital, University of Canberra, Radford College, GIO stadium and Belconnen Town Centre, surrounded by nature offerings and reserve.

- Top floor, north facing apartment
- Spacious, open-plan living and dining with good indoor/outdoor flow
- Large covered balcony with artificial turf and timber look decking
- Modern kitchen with stone benchtops, dishwasher, gas cooktop and amazing storage
- Two bedrooms, both with built-in robes and new carpet
- Main bedroom with large ensuite
- Spacious main bathroom with bath, shower and separate WC
- European laundry
- Reverse cycle split system
- Two secure carspaces plus storage cage

Living Size: 104m<sup>2</sup> (approx.)

Balcony Size: 14m<sup>2</sup> (approx.)

Rates: \$1,774.74 p.a (approx.)

Land Tax: \$2,385.39 p.a (approx.) if rented

Body Corporate: \$1,019.75 p.q (approx.)

Construction: 1993 (approx.)

EER: 5 stars

## More About this Property

<b>Property ID</b>	HYTH5W
<b>Property Type</b>	Apartment
<b>House Size</b>	118 m <sup>2</sup>
<b>EER</b>	5

### Jane Macken 0408 662 119

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Executive Assistant to Jane Macken | joel.gould@ljhwoodenweston.com.au

### LJ Hooker Woden | Weston (02) 6288 8888

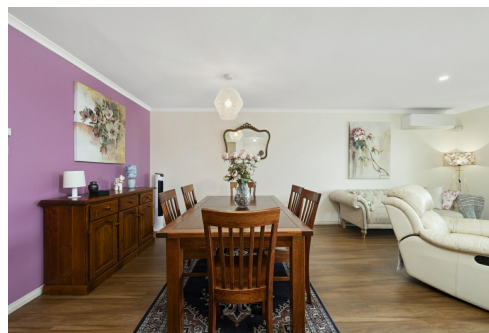
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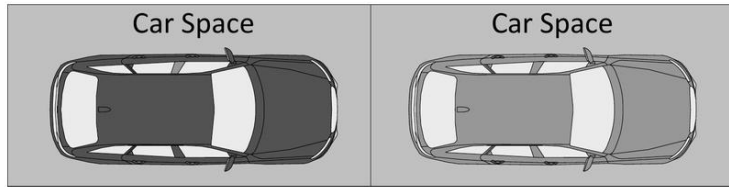
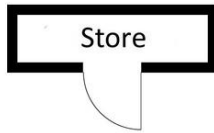
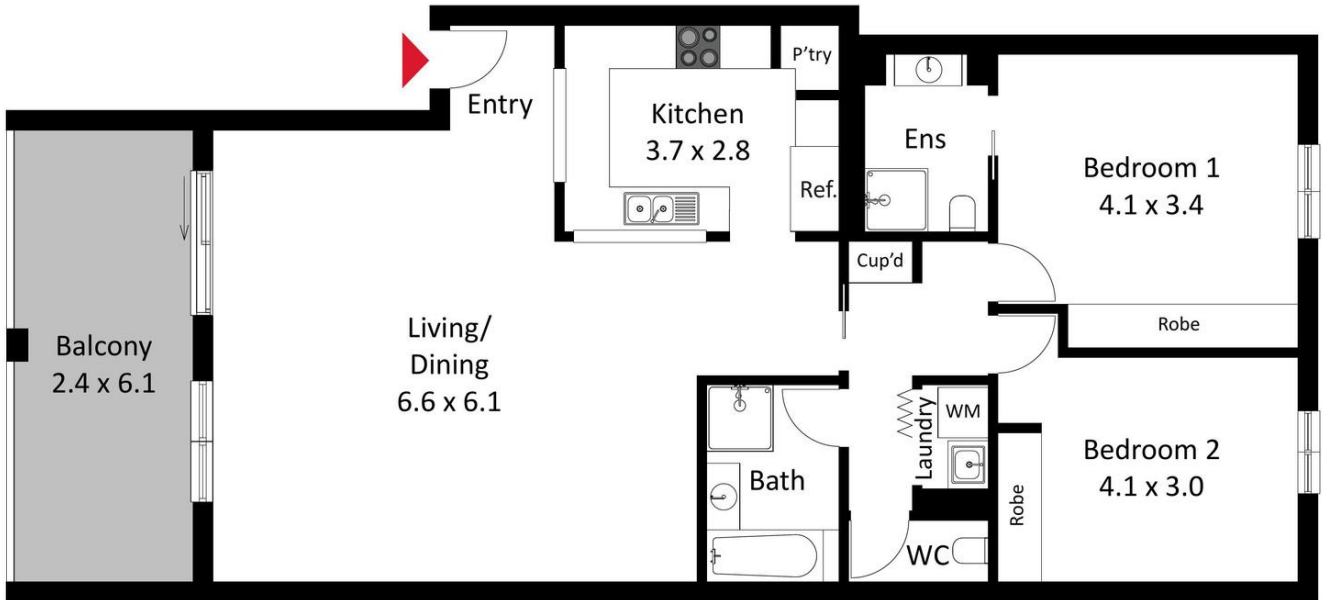


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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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