






25 Lampard Circuit, Bruce

## Contemporary Living in an Unbeatable Location

This home is rare to find in Bruce - a separately titled house with no body corporate. Nestled in the Huntley Estate. This stunning residence combines modern design with effortless functionality, offering 144sqm of stylish internal living on a low-maintenance 364sqm block. Perfectly oriented to enjoy its north-facing aspect, this home is tailored for families, first-home buyers, and downsizers seeking comfort and convenience in equal measure.

Step inside to discover a thoughtfully designed interior, where vinyl flooring and tiles create a seamless flow between spaces. Two generous living areas and a dedicated dining room provide plenty of room for relaxation and entertaining. At the heart of the home lies the large, well-appointed kitchen, a true centerpiece, featuring quality Smeg appliances, including a gas cooktop, oven, and a Beko dishwasher, offering both practicality and sophistication for everyday living.

The accommodation includes three oversized bedrooms, all with built-in robes. The main bedroom boasts its own ensuite, ensuring privacy and convenience. Ducted gas heating and evaporative cooling promise year-round comfort, while the double garage with automatic

3  2  2 

**FOR SALE**  
\$860,000 - \$899,000

### AGENTS

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### AGENCY

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All information contained therein is gathered from relevant third parties sources.  
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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

doors provides secure parking and additional storage space.

Outside, the recently landscaped backyard is a tranquil retreat, complete with striking red mulch garden beds that are as beautiful as they are easy to maintain. The fully paved front courtyard, with its charming pergola, offers another serene outdoor space for entertaining or unwinding in privacy.

Ideally positioned, this home is just a short stroll to the new Bruce shops on Thynne Street, Radford College, and the University of Canberra. With Calvary Hospital, the AIS, and Westfield Belconnen just minutes away, you'll enjoy unbeatable access to top-tier amenities and lifestyle conveniences.

#### Features:

- Single titled house
- 3 oversized bedrooms, all with built-in robes
- Main bedroom with ensuite
- 2 living areas
- Large kitchen with Smeg gas cooktop, oven, and Beko dishwasher
- Ducted gas heating installed in 2024
- Evaporative cooling
- Vinyl flooring and tiles throughout
- North-facing aspect
- Landscaped outdoor areas
- Fully paved front courtyard with pergola
- Double garage with automatic doors
- 144sqm of living
- 364sqm block
- 35sqm of garaging
- Close proximity to Bruce shops, Radford College, University of Canberra

Rates: \$3,013 p.a. approx.

Land tax: \$5,053 p.a. approx.

EER: 2.0

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## MORE DETAILS

Property ID	1HJEF9U
Property Type	House
House Size	143 m2
Land Area	365 m2
EER	2

### Eoin Ryan-Hicks 0424 042 419

Franchise Owner | Sales Manager | Licensed Agent ACT & NSW |  
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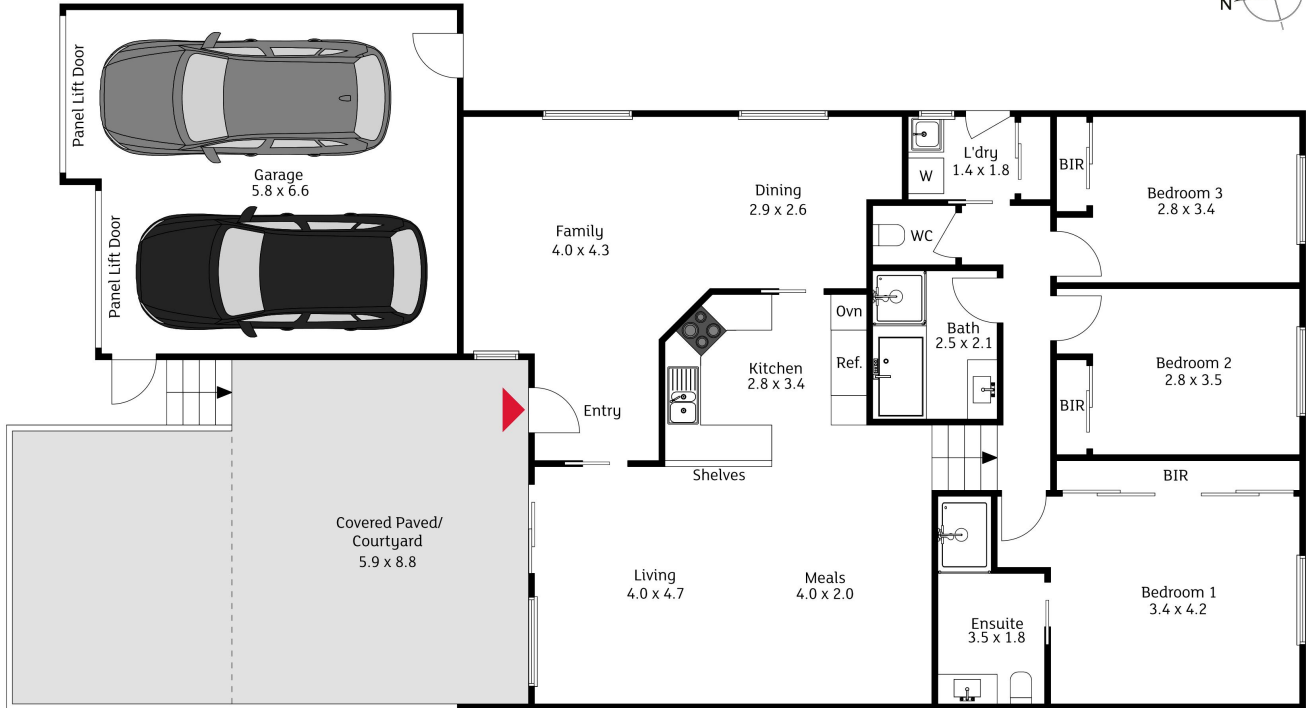
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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