



70 Jaeger Circuit, Bruce




Spacious Family Retreat with Room to Grow

Tucked away in one of Bruce's most peaceful pockets, this welcoming four-bedroom, three-bathroom home sits on an expansive 1,827m² block with a northern aspect and a beautiful reserve backdrop. It's a private haven with plenty of space for the whole family - and loads of potential to make it your own.

The home is perfectly comfortable to live in as is, but it's ready for a refresh. Whether you're looking to update a few things or plan a full renovation, there's endless opportunity here to create your ideal forever home.

Inside, you'll find multiple living areas that make family life easy, along with a handy home office and a media room or study upstairs. The master bedroom offers great privacy with built-in robes and a spacious ensuite, while one of the upstairs bedrooms also has its own ensuite - perfect for guests or teenagers.

There's plenty of room for cars, tools, or weekend projects in the four-car garage, and the large backyard gives you space to relax, entertain, or design your dream garden - all while enjoying the peaceful outlook across the reserve.

4  3  4 

FOR SALE
Auction

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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Living on Jaeger Circuit means you get the best of both worlds - a quiet, leafy setting that feels like a real escape, yet still just a short stroll to Radford College, and minutes from the University of Canberra, Calvary Hospital, AIS, and Belconnen Town Centre.

If you've been waiting for a property with space, privacy, and potential in a truly special location, this could be the one. Homes in Jaeger Circuit don't come up often - here's your chance to make it yours.

What you'll love:

- 4 bedrooms | 3 bathrooms | 4-car garage
- Huge 1,827m² block with northern aspect
- Backing onto tranquil reserve for extra privacy
- Multiple living areas plus
- Lower-level office
- Upper-level media room or second office
- Private master suite with large ensuite and built-in robes
- Second ensuite bedroom upstairs
- Solar system with 28 solar panels
- Ducted, reverse cycle heating/cooling
- Australian Mountain Ash kitchen cabinetry
- North facing living areas with double glazed windows on the lower level, including master suite
- Stunning views from every window
- In-ground swimming pool
- Comfortable as is, with plenty of scope to renovate
- Walk to Radford College and close to key amenities

Internal living area: 297sqm

Total Garage Area: 80sqm

Block Size: 1,827sqm

CUV: \$1,330,000

Rates: \$6,932 p.a.

Land Tax: \$14,920 p.a. (investors only)

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MORE DETAILS

Property ID	HP0PBF8H
Property Type	House
House Size	386 m2
Land Area	1827 m2
EER	2
Including	Ducted Cooling Ducted Heating Pool Dishwasher Outdoor Entertaining Built-in-Robes

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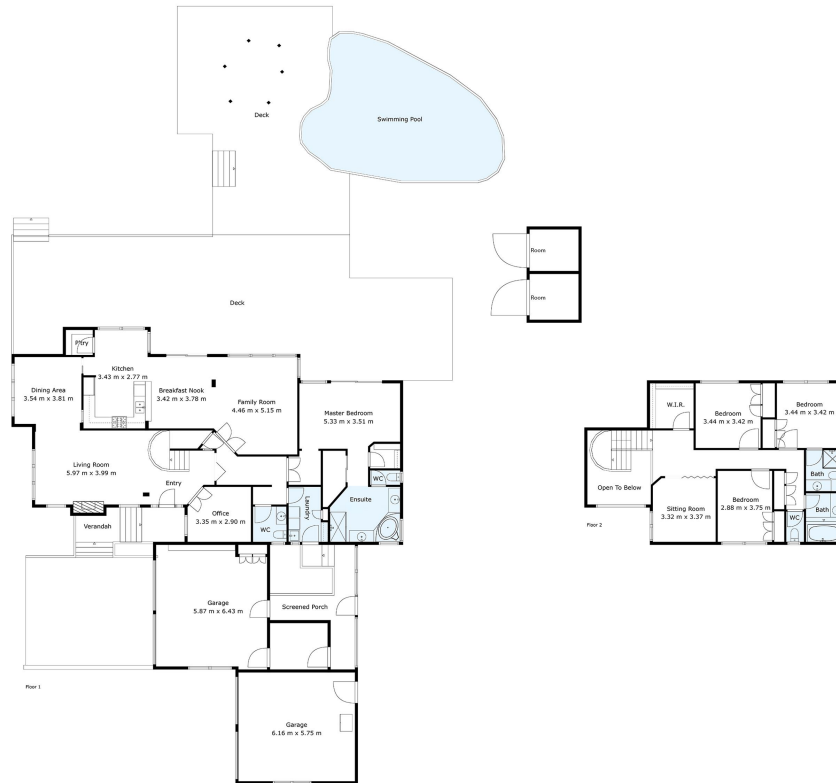
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