



Bruce, 3/41 Crisp Circuit

Stylish & Modern Townhouse in Bruce —Opportunity Awaits!

Auction Location: On Site Auction

Step into contemporary living with this beautifully updated 3-bedroom, 2-bathroom townhouse in a tightly held pocket of Bruce.

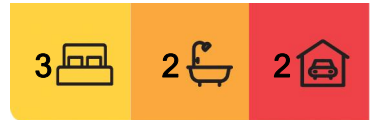
Perfectly positioned in a quiet street with a huge north-facing yard, this home combines fresh upgrades, premium features, and a low-maintenance lifestyle —a standout choice for first-home buyers, families, or downsizers.

Key features:

- Fully renovated ensuite & second bathroom with luxurious baths in both wet areas
- Elegant "Fastwood" engineered timber flooring in living areas
- Brand new carpet in bedrooms for added comfort
- Freshly painted interiors, ready to move in



Disclaimer: 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.



For Sale
Auction

View
ljhooker.com.au/2CTGFHK

Contact
Ben Jones
0420863351
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LJ Hooker Canberra City
(02) 6249 7700

- Ducted vacuum system for effortless cleaning
- Central irrigation system to keep the mature planted yard thriving
- Enhanced security with Crimsafe doors and alarm system
- Energy-efficient heat pump hot water system and 6.6 kW solar system
- Open-plan living and dining area filled with natural light
- Modern kitchen with quality appliances and ample storage
- Master Suite with ensuite and walk in robe
- Two additional spacious bedrooms with built in wardrobes
- Private backyard ideal for entertaining or relaxing, with gate access enabling easy access to Radford College and the University of Canberra
- Double garage with extensive storage

Perfectly located just moments from Radford College, the University of Canberra, North Canberra Hospital, CISAC and Belconnen Town Centre, this property offers unmatched convenience and lifestyle appeal. Don't let this one slip away!

Property Specs:

- Living: 154m2 approx
- Rates: \$1103/qtr approx
- Body Corp: \$608/qtr approx.
- EER 3.5 Stars
- Build Year 1991

Auction Details:

Date: Saturday, 22 March 2025
 Time: 3PM (on-site)
 Address: 3/41 Crisp Circuit, Bruce, ACT

Contact Ben Jones at LJ Hooker Canberra City on 0420 863 351 or ben.jones@ljhookerprojects.com.au for more details

More About this Property

Property ID	2CTGFHK
Property Type	House
EER	3.5
Including	Ensuite

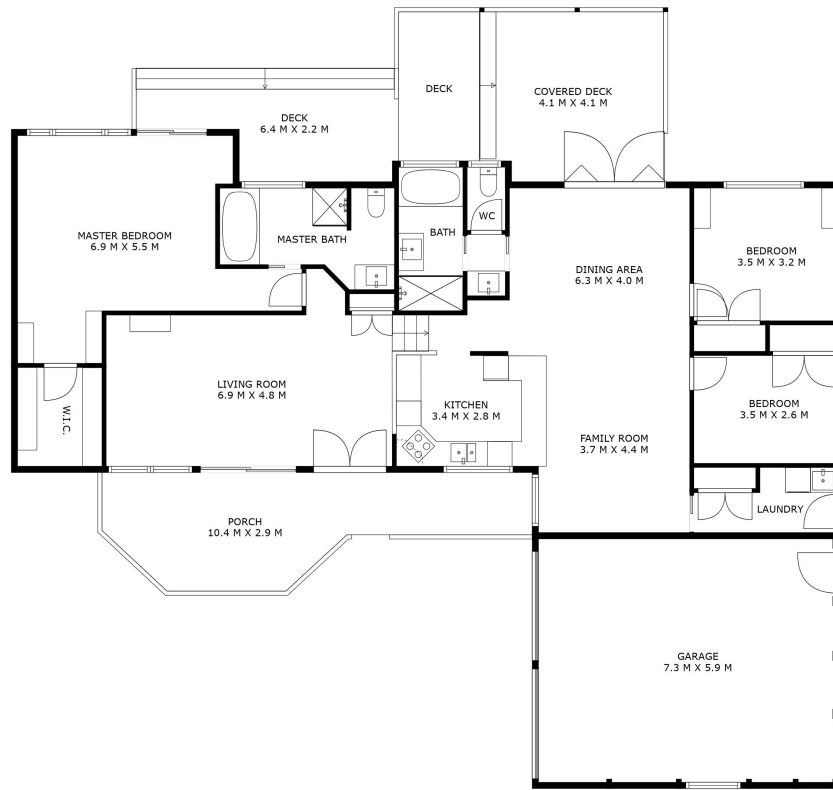
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3/41 Crisp Cct, Bruce

Approx. total area: 154m²  N

Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.

