



16 Lampard Circuit, Bruce

## Low Maintenance Living, High Reward Lifestyle

Going to Auction on Wednesday, the 25th of March at 6:00 pm from our In-Rooms Auction Centre | LJ Hooker Canberra City | 182 City Walk, Canberra City

With Street frontage appeal this stunning town house is perfectly positioned in the quiet embrace of the Huntley Estate. A four-bedroom ensuite home is more than renovated - it's renewed. Reimagined with care and conviction, it brings together space, style and effortless living in a way that feels both grounded and uplifting.

This is a home made for families who live fully. The brand-new kitchen, bathrooms and laundry aren't just updates - they're invitations. Invitations to gather, to celebrate, to slow down at the end of a long day. The thoughtful split-level design creates natural zones for connection and retreat, balancing everyday practicality with the ease of entertaining.

Inside, generous formal lounge, dining and family areas offer room to breathe - room for children to grow, for conversations to unfold, for life to happen. At the heart of it all, the renovated kitchen stands proud, boasting 900mm gas cooking and quality finishes that make every

4  2  2 

### AUCTION

Wed 25th Mar @ 6:00PM

### VIEW

Sat 28th Feb @ 11:30AM - 12:00PM

### AGENTS

Tim Russell  
0416 087 834  
tim.russell@ljhooker.com.au

Jackson White-Brettell  
0421 479 376  
Jackson.white-brettell@ljhkaleen.com.au

### AGENCY

LJ Hooker Kaleen  
(02) 6241 1922

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.



meal feel like an occasion.

The segregated master suite is a sanctuary of its own - a private retreat with a beautifully updated ensuite, designed for quiet moments and well-earned rest. Three additional bedrooms offer flexibility and comfort, ready to adapt as your family's story evolves.

Step outside and the low-maintenance courtyard continues the promise of ease. With a dedicated fire pit area, it's a space for winter evenings under the stars, shared laughter, and memories in the making - without the burden of endless upkeep.

With convenient access to the city, Jamison Shopping Centre and Belconnen Mall, and within walking distance to local cafés and brew shops, this home offers not just comfort, but connection. It's perfectly suited to modern families seeking a lifestyle that feels both expansive and beautifully simple.

Looking to call Bruce home?

Please speak with Tim Russell 0416087834 or Jackson White Brettell 0421479376 for further information a private inspection.

Features include:

Four generous bedrooms

Ducted reverse cycle air conditioning

NBN connectivity

Fully renovated throughout - new kitchen, bathrooms and laundry

Thoughtfully designed split-level living

Segregated master suite with updated ensuite

900mm gas cooktop and quality kitchen finishes

" maintenance courtyard with fire pit area

Walking distance to local cafés and shops

Moments to the city, Jamison and Belconnen

A home where the hard work has been done, and the best chapters are still to come.

Property Info:

Rates: \$2,104 pa approx

Land Tax: \$2,848 pa approx

Body Corporate: \$6,844 pa approx

EER: 5.0

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.



## MORE DETAILS

Property ID 2H0NF9Q  
Property Type Townhouse  
House Size 164 m2  
EER 5

### **Tim Russell 0416 087 834**

Franchise Owner / Sales Manager / Licensed Agent & Auctioneer  
ACT/NSW | [tim.russell@ljhooker.com.au](mailto:tim.russell@ljhooker.com.au)

### **Jackson White-Brettell 0421 479 376**

Executive Assistant to Tim Russell | [Jackson.white-brettell@ljhkaleen.com.au](mailto:Jackson.white-brettell@ljhkaleen.com.au)

### **LJ Hooker Kaleen (02) 6241 1922**

Cnr Maribyrnong Avenue &, Georgina Crescent, KALEEN ACT 2617  
[kaleen.ljhooker.com.au](http://kaleen.ljhooker.com.au) | [kaleen@ljhooker.com.au](mailto:kaleen@ljhooker.com.au)



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.



Ground Floor

Lower Floor

The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

16 Lampard Circuit, Bruce

 LJ Hooker

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