



18 Lampard Circuit, Bruce

Sunny, Spacious & Street Smart!

Auction | Wednesday, 17th December 6pm | In Rooms | LJ Hooker
Canberra City | 182 City Walk, Canberra City

Welcome to 18 Lampard Circuit, Bruce - a beautifully appointed, sun-drenched 3-bedroom townhouse with street frontage, generous living spaces, and a lifestyle to match.

From the moment you arrive, you'll feel at home. Set in a sought-after pocket of Bruce, this home offers the best of both worlds - the privacy and space of a standalone residence with the low-maintenance benefits of townhouse living.

Inside, you'll find three spacious bedrooms, including a master with an ensuite, and a flowing, functional layout perfect for families, professionals, or downsizers alike. The open-plan living areas are filled with natural light, creating a warm and inviting atmosphere all year round.

Step outside and a large rear deck that overlooks a delightfully easy-care garden, ideal for weekend BBQs, morning coffees or unwinding at the end of the day.

Topping it off is a double-secure garage to keep your vehicles safe

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FOR SALE

Auction Price Guide: \$700,000+

AGENTS

Tim Russell
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AGENCY

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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**

and out of the weather.

Why you'll love it:

- 3 generously sized bedrooms, master with ensuite
- Street frontage - more privacy, more presence
- Sunlit open-plan living and dining
- Fabulous entertaining deck with garden views
- Double secure garage with internal access
- Low-maintenance lifestyle in a top-tier location
- Freshly Painted throughout
- Close to local shops, schools, universities, the hospital, and major transport routes, this is a golden opportunity in the heart of Bruce

Rates: \$2,545.20 pa approx
Land Tax: \$3,415.77 pa approx
Body Corporate: \$894 pq approx
EER: 4.0

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MORE DETAILS

Property ID	2GRGF9Q
Property Type	Townhouse
House Size	107 m2
EER	4
Including	Built-in-Robes Secure Parking

Tim Russell 0416 087 834

Franchise Owner / Sales Manager / Licensed Agent & Auctioneer
ACT/NSW | tim.russell@ljhooker.com.au

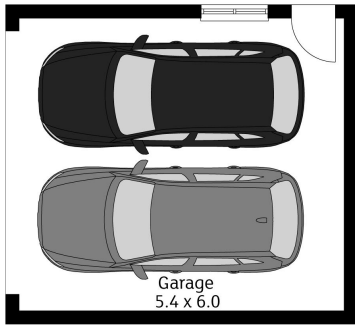
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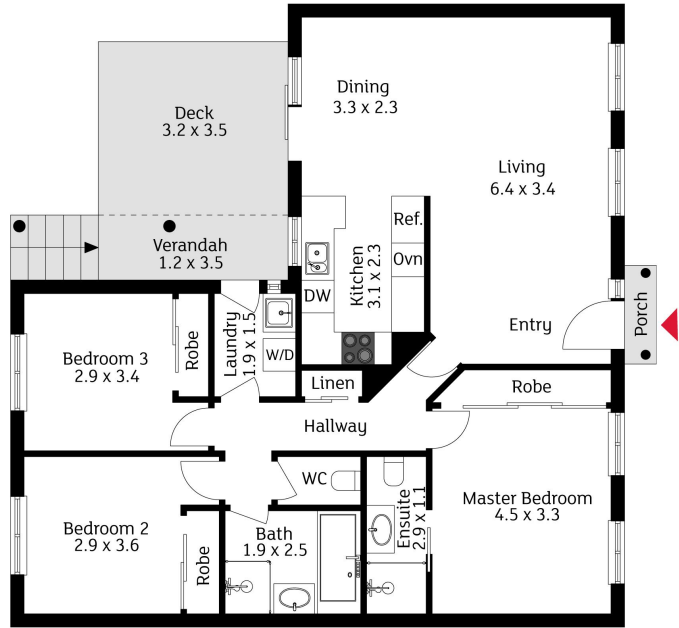
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(Not In Position)



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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