



2/105 Lampard Circuit, Bruce

Spacious, Stylish & Perfectly Positioned in the Heart of Bruce!

Positioned in one of Bruce's most sought after pockets, this impressive dual-level residence presents an outstanding opportunity for first home buyers, young families, downsizers and savvy investors seeking lifestyle, convenience and long term value. Offering an exceptional combination of space, comfort and location, 2/105 Lampard Circuit is a home that immediately feels welcoming from the moment you step inside.

Boasting approximately 153sqm of living, this beautifully designed home features three generous bedrooms, all complete with built-in robes, while the spacious master suite enjoys the added luxury of its own private ensuite. Thoughtfully designed across two levels, the floorplan offers the perfect balance of open plan living and private accommodation, creating a home that is both functional and inviting.

At the heart of the home, the expansive kitchen overlooks the dining and living areas, creating a seamless space for everyday living and entertaining. Bathed in natural light throughout the day, the interiors feel bright, airy and welcoming, while large glass doors connect effortlessly to the spacious rear courtyard. Whether you're hosting family barbecues, entertaining friends or simply enjoying a quiet

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FOR SALE
\$699,000+

VIEW
Sat 6th Jun @ 11:30AM - 12:00PM

AGENTS
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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**

morning coffee, this outdoor space provides the perfect extension of the home.

Adding further appeal is the double lock up garage, ample storage throughout and the strong sense of community within the complex. Residents enjoy a friendly, welcoming neighbourhood atmosphere that is becoming increasingly difficult to find in today's market.

The location is simply outstanding. Bruce continues to be one of Canberra's most desirable suburbs thanks to its unbeatable convenience and lifestyle offering. Within minutes you'll find the University of Canberra, Australian Institute of Sport, Canberra Stadium, Calvary Hospital, Belconnen Town Centre, quality schools, parks, walking trails and an abundance of cafes and restaurants, local IGA, Dentist, GP Hub, bus stops all within walking distance. With easy access to major arterial roads and the Canberra City Centre, commuting is effortless while still enjoying the peace and tranquility of this highly regarded suburb.

Close walk to the pink lake which has fast become a favourite attraction in Canberra, covered with an amazing blanket of pink water plants (Azolla Pinnata, the lake bursts with colour.

Offering generous proportions, excellent outdoor living and a blue chip location, this is a fantastic opportunity to secure a quality home in one of Canberra's most connected and desirable communities.

Please give Lukas Cole a call on 0432 289 618 for further information or to book a private inspection.

Features:

All electric household
Electric ducted heating/cooling
Three bedrooms - All with built ins
Two Bathrooms
Location
Large internal living
Loads of natural light
Open kitchen & dining
Large private courtyard
Easy maintenance
Large electric hot water system
NBN can be connected

Property Info:

Rates: \$1,796 pa approx
Land Tax: \$1,927 pa approx
Body Corporate: \$1,043 pq approx
EER: 4.5

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EER 

MORE DETAILS

Property ID 2H54F9Q
Property Type Townhouse
House Size 153 m2
Land Area 1863 m2
EER 4.5
Including Courtyard
Dishwasher
Built-in-Robes
Fully Fenced

Lukas Cole 0432 289 618

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Ground Floor



First 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.

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