






Sold



2/32 Crisp Circuit, Bruce

3  1  1 

Calling All First Home Buyers, Downsizers & Investors

Positioned in the highly sought-after suburb of Bruce, this incredible single-level townhouse presents a rare opportunity for first home buyers, downsizers, or savvy investors. With no adjoining walls, the home offers the privacy and comfort of a standalone residence while still enjoying the ease of low-maintenance living. Step inside to a spacious open-plan layout where the kitchen, dining, and living areas flow seamlessly together, creating the perfect space for both everyday living and entertaining.

Accommodation includes three generous bedrooms, each with built-in wardrobes, serviced by a large family bathroom designed with convenience in mind. Outdoors, the home continues to impress with a private deck and rear courtyard - ideal for morning coffees, weekend barbecues, or simply relaxing in your own space. Located only moments from Belconnen Westfield, the University of Canberra, AIS, and Calvary Hospital, this is an unbeatable lifestyle location combining comfort, convenience, and long-term value.

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

FOR SALE
Auction

AGENTS

Lukas Cole
0432 289 618
lukas.cole@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.



Features:

- Three bedrooms
- Single level
- No adjoining walls
- Large courtyard with deck
- Location
- Single lock up garage with internal access
- Split cycle heating/cooling

Property Info:

Rates: \$3,554.05 pa approx
Land Tax: \$5,129.98 pa approx
Body Corporate: \$2928.88 pa approx
EER: 3.0

MORE DETAILS

Property ID	2GXPF9Q
Property Type	Townhouse
House Size	109 m2
Land Area	363 m2
EER	3

Lukas Cole 0432 289 618

Licensed Agent ACT | lukas.cole@ljhkaleen.com.au

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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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