



Bruce, 2/85 Lampard Circuit

Welcome Home!

Nestled in the heart of the highly sought-after suburb of Bruce, this stunning townhouse on Lampard Circuit offers an exceptional blend of style, space, and location. Featuring three generously sized bedrooms and two beautifully appointed bathrooms, this residence is perfect for families, professionals, or anyone looking to enjoy the best that Bruce has to offer.

From the moment you step inside, you'll be captivated by the spacious living area that flows seamlessly into the dining and kitchen spaces- ideal for entertaining guests or enjoying a cozy night in. The large windows flood the home with natural light, creating a warm and inviting atmosphere throughout. The kitchen, designed with both form and function in mind, offers ample storage and workspace for all your culinary adventures.

Upstairs, the three bedrooms offer a serene retreat at the end of the day. Each room is equipped with built-in wardrobes, providing plenty of storage, while the main bedroom



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
By Negotiation

View
ljhooker.com.au/2GG4F9Q

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EER ★★★★★

LJ Hooker Kaleen
(02) 6241 1922

boasts a luxurious ensuite that adds a touch of elegance to your everyday routine. The main bathroom is equally impressive, with modern updates that accommodate the needs of any size family.

But the appeal of this property doesn't stop indoors. Step outside into your own private oasis, with both a spacious front courtyard and a back courtyard that backs onto a serene reserve. Whether you're enjoying a morning coffee, hosting a BBQ, or simply soaking in the tranquility, these outdoor spaces are designed for relaxation and enjoyment.

Location is everything, and this townhouse delivers in spades. Just a stone's throw away, you'll find picturesque walking trails, vibrant cafes, and delightful eateries, perfect for weekend outings or catching up with friends. A short drive takes you to the University of Canberra, Calvary Hospital, the Australian Institute of Sport, and the bustling Belconnen town center, where all your shopping, dining, and entertainment needs are met.

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

Features:

- Located in Bruce
- Three large bedrooms
- Two courtyards
- Backs reserve
- Large double garage with internal access
- Updated bathrooms

Rates: \$2,866.61 pa approx

Land Tax: \$4,199.06 pa approx

Body Corporate: \$806.13 pq approx

EER: 5.0

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More About this Property

Property ID	2GG4F9Q
Property Type	Townhouse
House Size	180 m ²
Land Area	259 m ²
EER	5
Including	Air Conditioning Dishwasher Built-in-Robes Secure Parking Remote Garage

Lukas Cole 0432 289 618

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Ground Floor



First Floor

2/85 Lampard Circuit , Bruce

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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